

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

Roane County
Sena M. McDonald, Clerk
Instrument 2201123
06/12/2025 @ 02:11:27 PM
TAX DEED
Book 681 @ Page 300
Notes: Mark A. Hunt,
Recording Cost \$ 104.00
Transfer Tax \$ 5.50
Form Land Tax \$ 2.20

This deed made this 4th day of June, 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 \$572.24, 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-000185	PRUCHNICKI ANTHONY ETUX

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

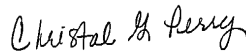
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 Roane, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000185	2.01 SUR POCA	Smithfield District

The undersigned hereby declares that the consideration paid for the conveyance is \$572.24.

Witness the following signature:

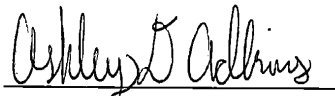
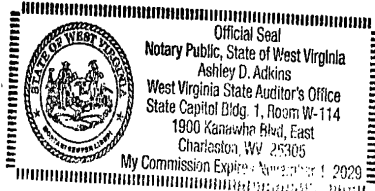


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 4th day of June, 2025, has acknowledge they same before me in said County.

Given under my hand this 4th day of June, 2025. My commission expires November 1, 2029,



Ashley D. Adkins
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000185

ROANE

COUNTY 06 SMITHFIELD

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 06 15 0017 0002 0000 ACCOUNT # 60001460

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000023616	PRUCHNICKI ANTHONY ETUX	2.01 SUR POCA
	257 E OAKBOURNE AVE	
	GALLOWAY	NJ 082058883
	DELINQUENT TAXES	168.42
	INTEREST	12.63
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000023540	183.83
	TOTAL	434.88

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

SHERIFF, COUNTY OF ROANE

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: ROANE COUNTY 2023-C-000185

Memorandum of real estate sold in the county of ROANE on this 4th day of June, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 2.01 SUR POCA

District: SMITHFIELD

Map: 15

Parcel: 0017 0002 0000

Taxpayer:

PRUCHNICKI ANTHONY ETUX
257 E OAKBOURNE AVE
GALLOWAY, NJ 8205-8883

Delinquent Taxes: 2022 - 23616	\$251.05
Interest on Delinquent Taxes	\$20.08
Subsequent Taxes: 2023-23540	\$196.57
Back Taxes:	\$0.00
Certification Fee	\$25.75
Publication Fee	\$30.60
Auditor's Fee	\$38.19
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$572.24
Amount Due	\$572.24
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by October 2, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$492.13

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-000185
County: ROANE COUNTY
Legal Description: 2.01 SUR POCA
Map: 15 Parcel: 0017 0002 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
☒	☐	☒	☐	☐	☐	☐

ANTHONY PRUCHNICKI
289 SLAB FRK
SPENCER, WV 25276
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

ANTHONY PRUCHNICKI
289 SLAB FORK RD
SPENCER, WV 25276
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☒	☐	☐

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409
USA

SEP 17 2024 10:35

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

ANTHONY PRUCHNICKI
257 E OAKBOURNE AVE
GALLOWAY, NJ 08205-3911
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☒	☐	☐	☒	☐

OCCUPANT
289 SLAB FORK RD
SPENCER, WV 25276
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

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
☒	☐	☒	☐	☐	☐	☐

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.

SEP 17 2014 10:39

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: PRUCHNICKI ANTHONY ETUX

2.01 SUR POCA
SMITHFIELD District
Roane County, West Virginia

Certificate No. 2023-C-000185 CIN CTS-44-2023-185

Dear Oak Hall,

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



SEP 17 24 AM 10:39

TITLE WORKSHEET



ROANE County - 44

Name(s) PRUCHNICKI ANTHONY ETUX

SMITHFIELD Dist (06) Map 0015 Parcel 0017 Sub 0002SPLIT0000

Description 2.01 SUR POCA

TITLE WORK CODE: CTS-44-2023-185

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022: PRUCHNICKI ANTHONY ETUX Book/Page: 0398/ 0583 Tax Class: 2

LANDBOOK 2021: PRUCHNICKI ANTHONY ET UX Book/Page: 0398 / 0583 Tax Class: 2

LANDBOOK 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: PRUCHNICKI ANTHONY ET UX Book/Page: 0398/ 0583 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Description 2.01 AC SLAB FORKSMITHFIELD DIST			
05/24/2001	THOMAS ALICE M THOMAS KENNETH	DEED 398/583	PRUCHNICKI ANTHONY PRUCHNICKI BARBARA
08/08/2000	TIMOTHY LEE BARFIELD BELINDA LEE BARFIELD	DEED 393/228	ALICE THOMAS KENNETH THOMAS
Adverse Item Table	OC/FT	DT	liens
PRUCHNICKI ANTHONY			JUDGMENT-28-588 JUDGMENT-28-587 JUDGMENT-28-122 JUDGMENT-28-31
THOMAS ALICE M	DB-393-228		DT-233-154 DT-229-104
THOMAS KENNETH	DB-393-228		DT-233-154 DT-229-104

REFERENCE ITEMS

H+W JTWROS

289 SLAB FORK RD
SPENCER WV 25276

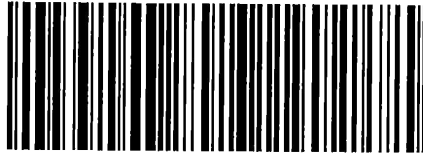
PARENT TO CHILD

44-DEED-398-583

JUDGMENT-20-458,RELEASE-110-459,RELEASE-110-458,RELEASE-109-408,RELEASE-107-544,WILL-56-287,DB-449-54,DB-414-112,DB-414-110,DB-414-108,DB-414-106,DB-401-305,DB-389-376,DB-388-655,DB-385-1,DB-383-579,DB-380-424,DB-379-475,DB-348-269,DB-345-585,DB-337-241,DB-336-589,DB-336-539,DB-332-407,DB-329-527,DT-215-433,DT-209-281,DT-207-83,RELEASE-104-237,RELEASE-94-668,RELEASE-89-294,RELEASE-88-568,ADMIN APPOINTMENT-25-396,HEIRS NEXT OF KIN-18-793,APPRAISEMENT-70-32,DEATH OUT OF COUNTY-5-541,SETTLEMENT-73-167,QUITCLAIM DEED-560-50,DB-526-735,DB-478-214,DB-425-68,DB-367-54,DB-358-622,JUDGMENT-25-196,DEATH CERTIFICATE-9-58

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 5126 29



(2023-C-000185-ROANE COUNTY-WVTK LLC)

ROANE COUNTY REPORTER
210 EAST MAIN STREET
SPENCER, WV 25276-1602

891F8365-BF57-4106-926DB174090ADF07}[NTR LETTER]

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(2023-C-000185-ROANE COUNTY-WVTK LLC)

ROANE COUNTY REPORTER
210 EAST MAIN STREET
SPENCER, WV 25276-1602

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTK LLC)

ROANE COUNTY REPORTER
210 EAST MAIN STREET
SPENCER, WV 25276-1602

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000185**, located in SMITHFIELD District, 2.01 SUR POCA which was returned delinquent or nonentered in the name of PRUCHNICKI ANTHONY ETUX, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23616 .	\$293.73
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 2023-23540 .	\$213.32
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$134.22
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,061.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,703.01

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

Given under my hand October 23, 2024

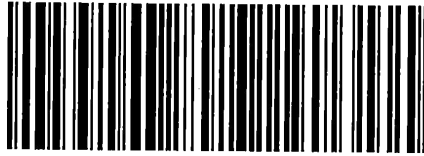
G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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 5126 67



(2023-C-000185-ROANE COUNTY-WVTK LLC)

THE TIMES RECORD
210 EAST MAIN STREET
SPENCER, WV 25276-1602

891F8365-BF57-4106-926DB174090ADF07}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000185-ROANE COUNTY-WVTK LLC)

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Given under my hand October 23, 2024

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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Office County Collections Division
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(2023-C-000185-ROANE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
289 SLAB FORK RD
SPENCER, WV 25276

891F8365-BF57-4106-926DB174090ADF07}[NTR LETTER]

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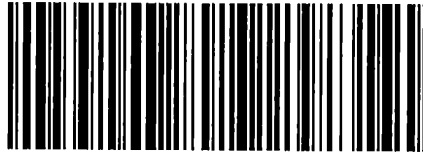
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USPS CERTIFIED MAIL



9414 8091 0924 9001 5003 67



(2023-C-000185-ROANE COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

891F8365-BF57-4106-926DB174090ADF07}[NTR LETTER]

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(2023-C-000185-ROANE COUNTY- WVTK LLC)

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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 5126 67. Our records indicate that this item was delivered on 10/25/2024 at 09:28 a.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "J. W. Spencer", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "1000 1st St", 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.

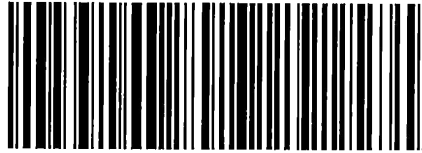
Sincerely,
United States Postal Service

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-000185 ROANE

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 5002 20



(2023-C-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
289 SLAB FRK
SPENCER, WV 25276

891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
289 SLAB FRK
SPENCER, WV 25276

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

ANTHONY PRUCHNICKI
289 SLAB FRK
SPENCER, WV 25276

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No.** 2023-C-000185, located in SMITHFIELD District, 2.01 SUR POCA which was returned delinquent or nonentered in the name of PRUCHNICKI ANTHONY ETUX, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$134.22
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,061.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,703.01

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

Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

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

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



Date Produced: 11/04/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5002 20. Our records indicate that this item was delivered on 10/31/2024 at 03:54 p.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Anthony P. Puchner".

ANTHONY PUCHNER

Address of Recipient :

289 S. B. Fork Rd

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.

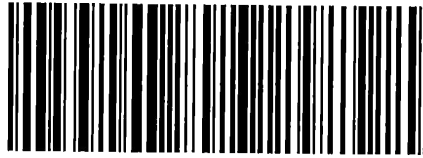
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United States Postal Service

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Customer Reference Number: 2023-C-000185 ROANE

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 5003 50



(2023-C-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
289 SLAB FORK RD
SPENCER, WV 25276

891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
289 SLAB FORK RD
SPENCER, WV 25276

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

ANTHONY PRUCHNICKI
289 SLAB FORK RD
SPENCER, WV 25276

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

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G. Russell Rollyson, Jr.

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

**Please return this letter and payment to the
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Division 1900 Kanawha Boulevard East
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 11/04/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

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Signature of Recipient :

A handwritten signature in black ink, appearing to read "Anthony P. Puchner".

ANTHONY PUCHNER

Address of Recipient :

28951 AB Fork Rd

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Sincerely,
United States Postal Service

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Customer Reference Number: 2023-C-000185 ROANE

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



(2023-C-000185-ROANE COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

WEST VIRGINIA
SEP 20 9 10 00
SECRETARY OF STATE

{891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

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Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE County, State of West Virginia

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

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



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

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

Control Number: 333975

Defendant: STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
210 MAIN ST
SPENCER, WV 25276 US

County: State of West Virginia

Civil Action: NTR191647 2023-C-000185 ROANE

Certified Number: 92148901125134100004071511

Service Date: 1/9/2025

I am enclosing:

1 notice to redeem

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

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

Sincerely,

Mac Warner

Mac Warner
Secretary of State

JAN 14 '25 11:50

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



(2023-C-000185-ROANE COUNTY-WVTK LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

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Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

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

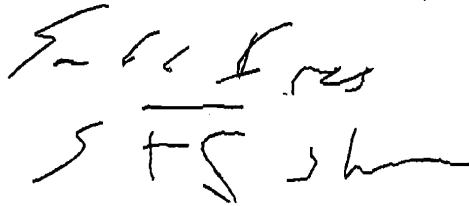


Date Produced: 01/20/2025

WEST VIRGINIA SECRETARY OF STATE:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 1251 3410 0004 0715 11. Our records indicate that this item was delivered on 01/14/2025 at 10:51 a.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Spencer".

Address of Recipient :

A handwritten address in black ink, appearing to read "201 Main Street".

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.

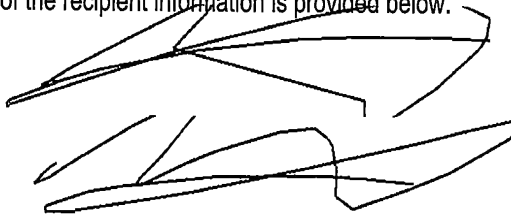
Customer Reference Number: 2023-C-185 ROANE COUNTY

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 5126 29. Our records indicate that this item was delivered on 10/25/2024 at 09:28 a.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



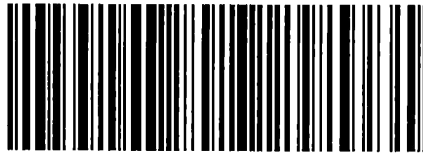
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 5003 98



(2023-C-000185-ROANE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

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G. Russell Rollyson, Jr.

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

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



Date Produced: 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 5003 98. Our records indicate that this item was delivered on 10/25/2024 at 09:51 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

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

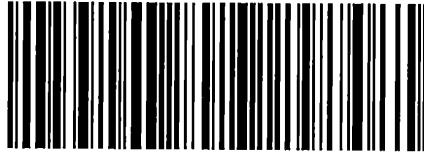
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Customer Reference Number: 2023-C-000185 ROANE

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 5003 81



(2023-C-000185-ROANE COUNTY-WVTK LLC)

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

891F8365-BF57-4106-926DB174090ADF07}[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-000185-ROANE COUNTY-WVTK LLC)

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

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2023-C-000185-ROANE COUNTY- WVTk LLC)

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7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

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

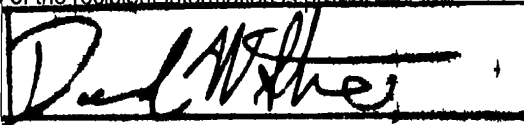


Date Produced: 10/28/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5003 81. Our records indicate that this item was delivered on 10/25/2024 at 12:25 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W. STONE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

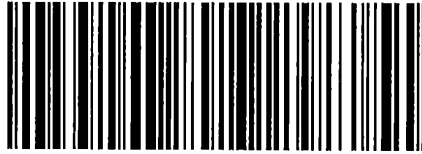
Sincerely,
United States Postal Service

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

Customer Reference Number: 2023-C-000185 ROANE

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 5003 74



(2023-C-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
257 E OAKBOURNE AVE
GALLOWAY, NJ 08205-3911

[891F8365-BF57-4106-926DB174090ADF07][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-000185-ROANE COUNTY-WVTK LLC)

ANTHONY PRUCHNICKI
257 E OAKBOURNE AVE
GALLOWAY, NJ 08205-3911

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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-000185-ROANE COUNTY- WVTk LLC)

ANTHONY PRUCHNICKI
257 E OAKBOURNE AVE
GALLOWAY, NJ 08205-3911

DISTRICT SMITHFIELD MAP 15 PARCEL 0017 0002 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000185**, located in SMITHFIELD District, 2.01 SUR POCA which was returned delinquent or nonentered in the name of PRUCHNICKI ANTHONY ETUX, and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on June 4, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23616 .	\$293.73
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 2023-23540 .	\$213.32
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$134.22
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,061.74
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,703.01

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

Given under my hand October 23, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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 5003 74. Our records indicate that this item was delivered on 10/26/2024 at 02:38 p.m. in ABSECON, NJ 08205. The scanned image of the recipient information is provided below.

Signature of Recipient :

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

Address of Recipient :

**257 E OAKBOURNE AVE,
GALLOWAY, NJ 08205**

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-000185 ROANE



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 5003 67. Our records indicate that this item was delivered on 10/25/2024 at 09:28 a.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Steve R. R...".

A second handwritten signature in black ink, appearing to read "J. R. R...".

Address of Recipient :

**201 MAIN ST, SPENCER, WV
25276**

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-000185 ROANE

NOTICE

(2023-C-000185-ROANE COUNTY, WVTK LLC)

To: ANTHONY PRUCHNICKI, ANTHONY PRUCHNICKI, STATE OF WEST VIRGINIA, ANTHONY PRUCHNICKI, 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 SMITHFIELD MAP 15
PARCEL 0017 0002 0000.

You will take notice that WVTK LLC, the purchaser of the following real estate, Cert No. 2023-C-000185, located in SMITHFIELD District, 2.01 SUR POCA, which was returned delinquent or nonentered in the name of PRUCHNICKI ANTHONY ETUX, and was sold by the deputy commissioner of delinquent and nonentered lands of Roane County at the sale for the delinquent taxes on June 4, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025, will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-23616.

\$293.73
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 2023-23540. \$213.32
Additional taxes with interest.

\$0.00
Auditor's Certification, Publication and redemption fee plus interest.

\$134.22
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$1,061.74

Additional Statutory Fees with interest. \$0.00

Total amount due and payable to WV State Auditor - cashier check, money order, certified or personal check. \$1,703.01

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

Given under my hand October 23, 2024

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

Please return this letter and payment to the WV 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

3t 11/7-21/24 B

AFFIDAVIT OF PUBLICATION

STATE OF WEST VIRGINIA, COUNTY OF ROANE, To-wit: I, Andrew Hedges, do solemnly swear that I am Legal Advertising Manager of Spencer Newspapers Inc., a corporation, publisher of the newspaper entitled the Roane County Reporter, a Democratic newspaper; that I have been duly authorized to execute this affidavit of publication; that such newspaper has been published for more than one year prior to publication of the annexed notice described below; that such newspaper is regularly published weekly, for at least fifty weeks during the calendar year, in the Municipality of Spencer, Roane County, West Virginia; that such newspaper is a newspaper of "general circulation," as that term is defined in Article 3, Chapter 59 of the Code of West Virginia, 1931, as amended, within the publication area of the aforesaid municipality and county and adjoining counties; that such newspaper averages in length four or more pages, exclusive of any cover, per issue; that such newspaper is circulated to the general public at a definite price or consideration; that such newspaper is a newspaper to which the general public resorts for passing events of a political, religious, commercial and social nature, and for current happenings, announcements, miscellaneous reading matters, advertisements, and other notices; that the annexed notice of

2023-C-000185

was THREE time(s) in said newspaper on the following dates:

NOVEMBER 7, 14 AND 21, 2024

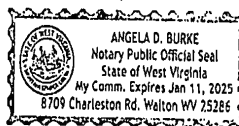
and the cost of publishing this said notice was \$151.80

Andrew Hedges

Legal Advertising Manager

Subscribed and sworn to before me in my said county this 24th day of Nov, 2024

Angela D. Burke
Notary Public of Roane County, West Virginia



64V2524-2130

ENTERED

NOTICE

(2023-C-000185-ROANE COUNTY-
WVTK LLC)

To: ANTHONY PRUCHNICKI,
ANTHONY PRUCHNICKI, STATE
OF WEST VIRGINIA, ANTHONY
PRUCHNICKI, 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 SMITHFIELD MAP 15
PARCEL 0017 0002 0000

You will take notice that WVTK
LLC, the purchaser of the following
real estate, Cert No. 2023-C-000185,
located in SMITHFIELD District,
2.01 SUR POCA, which was returned
delinquent or nonentered in the
name of PRUCHNICKI ANTHONY
ETUX, and was sold by the deputy
commissioner of delinquent and
nonentered lands of Roane County at
the sale for the delinquent taxes on
June 4, 2024. WVTK LLC requests
that you be notified a deed for such
real estate will be made on or after
April 1, 2025, as provided by law,
unless before that day you redeem
such real estate. The amount needed
to redeem on or before March 31,
2025, will be as follows:

Amount equal to the taxes and
charges due on the date of the
certification, with interest, for tax
year ticket number 2022-23616.

\$293.73

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 for tax year
2023-23540.

\$213.32

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication
and redemption fee plus interest.

\$134.22

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

\$1,061.74

Additional Statutory Fees with
interest.

\$0.00

Total amount due and payable to WV
State Auditor - cashier check, money
order, certified or personal check.

\$1,703.01

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

Given under my hand October 23,
2024

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

Please return this letter and
payment to the WV 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

31 11/7-21/24 B

AFFIDAVIT OF PUBLICATION

STATE OF WEST VIRGINIA, COUNTY OF ROANE, To-wit: I,
Andrew Hedges, do solemnly swear that I am Legal Advertising
Manager of Spencer Newspapers Inc., a corporation, publisher of
the newspaper entitled The Times Record, a Republican
newspaper; that I have been duly authorized to execute this
affidavit of publication; that such newspaper has been published
for more than one year prior to publication of the annexed notice
described below; that such newspaper is regularly published
weekly, for at least fifty weeks during the calendar year, in the
Municipality of Spencer, Roane County, West Virginia; that such
newspaper is a newspaper of "general circulation," as that term is
defined in Article 3, Chapter 59 of the Code of West Virginia,
1931, as amended, within the publication area of the aforesaid
municipality and county and adjoining counties; that such
newspaper averages in length four or more pages, exclusive of any
cover, per issue; that such newspaper is circulated to the general
public at a definite price or consideration; that such newspaper is a
newspaper to which the general public resorts for passing events of
a political, religious, commercial and social nature, and for current
happenings, announcements, miscellaneous reading matters,
advertisements, and other notices; that the annexed notice of

2023-C-000185

was THREE time(s) in said newspaper on the following dates:

NOVEMBER 7, 14 AND 21, 2024

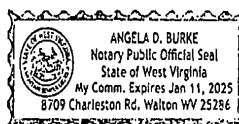
and the cost of publishing this said notice was \$151.80

[Signature]

Legal Advertising Manager

Subscribed and sworn to before me in my said county this *21st*
day of *Nov*, 2024

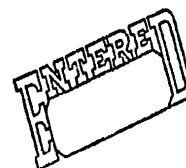
[Signature]
Notary Public of Roane County, West Virginia



NOV 25 2024 11:30

This instrument was presented to the Clerk of the County
Commission of Roane County, West Virginia: and the
same is admitted to record.

Teste: *[Signature]* Clerk
Roane County Commission



STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§ 11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: Roane

Taxing District: Smithfield

Tax Map No.(s): 15

Parcel(s): 0017 0002 0000

Assessor Account No: 60001460

Mineral ID#:

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

Grantee's Name: WVTK LLC

Phone No.: 304-389-4951

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

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 0398 Page No.: 0583

Grantor's Source of Title: Delinquent or Nontendered Lands

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

(a) Real Estate:

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

Consideration / Value: \$572.24

Lot Size or Acreage Involved:

Estate(s) Transferred:

2.01 SUR POCA Smithfield District

Certification Number:

Roane 2023-C-000185

(Examples: Fee, Surface, Mineral, Coal, etc.)

- (1) Was this transaction on the open market? YES / ☐ NO (Circle One)
- (2) Does this transaction involve more than one parcel? YES / ☐ NO (Circle One)
- (3) Was this sale between related individuals or related corporations? YES / ☐ NO (Circle One)
- (4) Was this a liquidation, foreclosure or other "Forced" sale? ☒ YES / NO (Circle One)
- (5) Is this transaction pursuant to a land contract or owner financing? YES / ☐ NO (Circle One)
- (6) Does this transaction include personal property? YES / ☐ NO (Circle One)
- (7) Does this transaction include minerals and/or timber? YES / NO (Circle One)
- (8) Any other financing arrangements materially affecting consideration? YES / ☐ NO (Circle One)
- (9) Is this a mineral sale only? YES / NO (Circle One)

If "No" to Question 1 or "Yes" to Questions 2-8 above, please explain below:

This sale was conducted in accordance with the State Code regarding the selling of delinquent lands by the Sheriff.

Christal G. Perry

Christal G. Perry

888-509-6568

Printed Name

Signature

Phone Number

Filed By (check one):

Buyer ☐

Seller ☒

Other ☐

LIENHOLDER INFORMATION (OPTIONAL)

☐ Check if change of name or address

Name: _____

Address For Notice: _____

INTEREST IN PROPERTY

_____ Surface Owner's Rights

Deed Book: _____

Page No.: _____

_____ Fiduciary Interest

Relationship to Owner: _____

_____ Lienholder

Trust Deed Book No.: _____ Page No.: _____

_____ Other

To Be Completed By County Clerk
Stamp Fee Paid:
Date Recorded:
New Deed Book No.: \$ 5.50
New Deed Book Page No.: 06/12/2025
Date of Transaction: 06/12/2025

Sheriff's Use Only
Date Received:
Effective Dates of Lien:
Date Entered:
Entered By:
Tax Ticket No.:

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien is Released: _____

Signature of Lienholder: _____