

This deed made this 14th day of November, 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 \$2,028.67, 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-000204	MAZE JAMES L & DELLA J

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

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

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTK LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Marion, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000204	LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541	Fairmont Winfield Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$2,028.67.

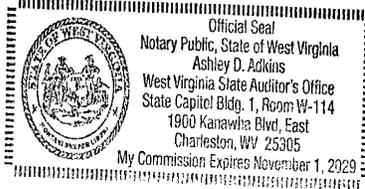
Witness the following signature:

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 14th day of November, 2025, has acknowledge the same before me in said County.

Given under my hand this 14th day of November, 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- 000204

MARION COUNTY COUNTY 06 FMT CITY WINFIELD DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 06 7 0031 0000 0000 ACCOUNT # 00012825

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000013992	MAZE JAMES L & DELLA J	LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541
	1865 OWENS AVE	
	FAIRMONT	WV 26554
	DELINQUENT TAXES	783.88
	INTEREST	58.79
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000013927	810.99
	TOTAL	1723.66

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

\_\_\_\_\_  
SHERIFF, COUNTY OF MARION COUNTY

**SALE APPROVAL LETTER**

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

**Certificate of Sale Number: MARION COUNTY 2023-C-000204**

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

**Property Description:** LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541

**District:** FAIRMONT WINFIELD CORP      **Map:** 7      **Parcel:** 0031 0000 0000

**Taxpayer:**

MAZE JAMES L & DELLA J  
1865 OWENS AVE  
FAIRMONT, WV 26554

Delinquent Taxes: 2022 - 13992	\$912.67
Interest on Delinquent Taxes	\$73.01
Subsequent Taxes: 2023-13927	\$866.64
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>\$2,028.67</b>
<b>Amount Due</b>	<b>\$2,028.67</b>
<b>Surplus</b>	<b>\$0.00</b>

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



*John B. McCuskey*  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by October 26, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

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

Total Cost: \$368.61

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-000204  
County: MARION COUNTY  
Legal Description: LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541  
Map: 7 Parcel: 0031 0000 0000

---

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

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

ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554  
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"/>

JOSHUA FERREN  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554  
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"/>

RONALD MAZE  
1070 PINCHGUT HOLLOW RD  
FAIRMONT, WV 26554  
USA

OCT 25 '24 11:45

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"/>

JAMES MAZE  
 1168 1/2 BOULEVARD AVE  
 FAIRMONT, WV 26554  
 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"/>

DELLA MAZE  
 1168 1/2 BOULEVARD AVE  
 FAIRMONT, WV 26554  
 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"/>

JAMES MAZE  
 8934 EARHART ST  
 SAN DIEGO, CA 92123  
 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"/>

DELLA MAZE  
 8934 EARHART ST  
 SAN DIEGO, CA 92123  
 USA

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

OCCUPANT  
 1865 OWENS AVE  
 FAIRMONT, WV 26554  
 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"/>

OCT 23 '24 AM 11:45

JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
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"/>

DELLA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
USA

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

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

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

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

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

OCT 25 '24 11:46

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: MAZE JAMES L & DELLA J

LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541  
FAIRMONT-WINFIELD CORP District  
Marion County, West Virginia

Certificate No. 2023-C-000204 CIN CTS-24-2023-204

Dear Oak Hall,

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

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

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



OCT 25 '24 11:46

# TITLE WORKSHEET



MARION County - 24

Name(s) MAZE JAMES L & DELLA J

FAIRMONT-WINFIELD CORP Dist (06) Map 0007 Parcel 0031 Sub 0000SPLIT0000  
 Description LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541

TITLE WORK CODE: CTS-24-2023-204  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002,  
 2001: MAZE JAMES L & DELLA J Book/Page: 890/ 661 Tax Class: 2  
 LANDBOOK 2021: MAZE JAMES L & DELLA J Book/Page: 890 / 661 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Death Date 01/23/2024			
02/06/2024	MAZE JAMES LEE II	DEATH 46/871	
05/05/1989	PAUL R FERGUSON PATRICIA A FERGUSON HELEN HARDESTY EDWARD L HARDESTY DONALD FERGUSON LUCY TOOTHMAN FERGUSON DORIS SHAW JOHN SHAW	DEED 890/661	JAMES L MAZE DELLA J MAZE
LIFE ESTATE ""			
10/03/1986	CATHERINE P FERGUSON	DEED 870/571	HELEN FERGUSON HARDESTY DONALD FERGUSON DORIS FERGUSON SHAW PAUL FERGUSON
TESTATE DEATH			
02/02/1986	CALVIN R FERGUSON	WILL 76/400	CATHERINE P FERGUSON (LE) (WIFE) PAUL R FERGUSON ET AL (CHILDREN)
TESTATE DEATH			
09/05/1967	OLIVE FERGUSON	WILL 47/241	CALVIN R FERGUSON
"" PARCEL 2			
04/07/1945	Z W PRICKETT ANNA E PRICKETT (WIFE)	DEED 406/408	CALVIN R FERGUSON OLIVE FERGUSON (WIFE)

Adverse Item Table	OC/FT	DT	liens
JAMES L MAZE	DEATH-46-871		
DELLA J MAZE			

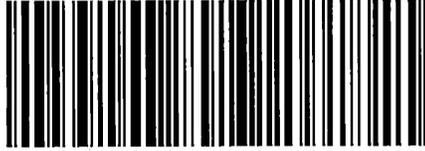
REFERENCE ITEMS

OCT 25 '24 AM 11:46



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 5634 09



(2023-C-000204-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN  
PO BOX 1599  
BLUEFIELD, WV 24701

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

TIMES WEST VIRGINIAN  
PO BOX 1599  
BLUEFIELD, WV 24701

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

TIMES WEST VIRGINIAN  
PO BOX 1599  
BLUEFIELD, WV 24701

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 13992 .	\$1,076.95
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 2023-13927 .	\$948.74
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$937.04
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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

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

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



(2023-C-000204-MARION COUNTY-WVTK LLC)  
OCCUPANT - REGULAR MAIL  
1865 OWENS AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

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FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

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1865 OWENS AVE  
FAIRMONT, WV 26554

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5592 11



(2023-C-000204-MARION COUNTY-WVTK LLC)

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

[F1CA5303-A23B-4FA9-941696339244BD11][NTR LETTER]

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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FLORENCE, KY 41042

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11/15/23 10:41:09

11/15/23 10:41:09

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

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7940 KENTUCKY DRIVE  
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FLORENCE, KY 41042

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*G. Russell Rollyson, Jr.*

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

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



Date Produced: 12/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5592 11. Our records indicate that this item was delivered on 11/25/2024 at 12:34 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
DAVID W STONE  
2016 R - 11/25/24

Address of Recipient :

740 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.

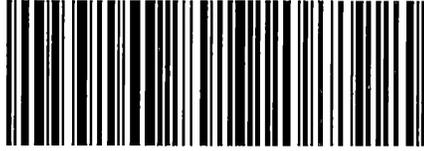
Sincerely,  
United States Postal Service

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-000204 MARION

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5607 50



(2023-C-000204-MARION COUNTY-WVTK LLC)

JOSHUA FERREN  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[NTR LETTER]

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1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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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11  
11

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

JOSHUA FERREN  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-13927 .	\$948.74
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$937.04
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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

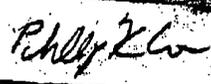
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 50. Our records indicate that this item was delivered on 12/16/2024 at 06:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

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

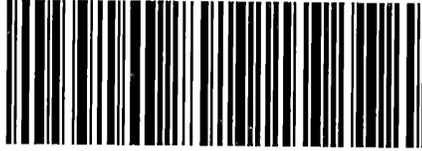
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

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

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 5591 50



(2023-C-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY- WVTK LLC)

JAMES MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

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Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

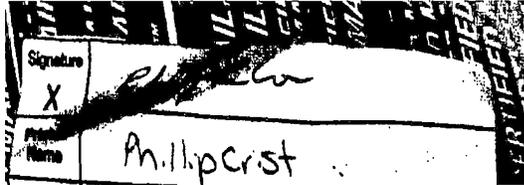
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Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 12/23/2024

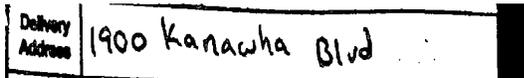
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 50. Our records indicate that this item was delivered on 12/16/2024 at 06:44 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Sincerely,  
United States Postal Service

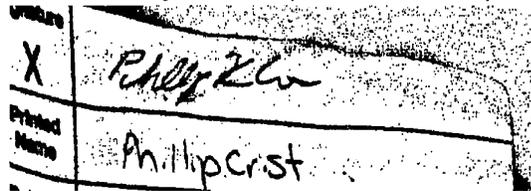
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Date Produced: 01/06/2025

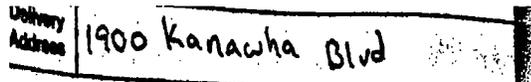
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 67. Our records indicate that this item was delivered on 12/30/2024 at 06:20 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



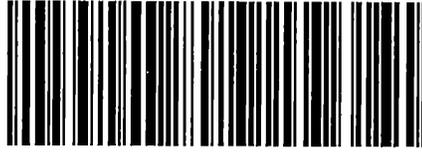
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

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.

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 5591 67



(2023-C-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[NTR LETTER]

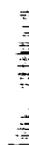
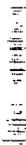
West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305



(2023-C-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

DELLA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000204**, located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J, and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

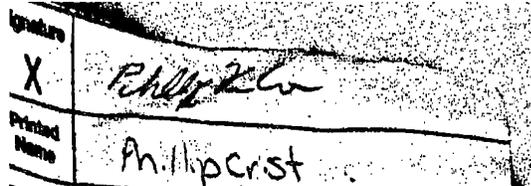
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 01/06/2025

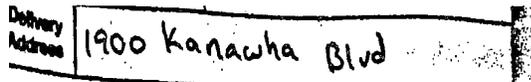
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 67. Our records indicate that this item was delivered on 12/30/2024 at 06:22 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.

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 5591 74



(2023-C-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE  
8934 EARHART ST  
SAN DIEGO, CA 92123

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY- WVTK LLC)

JAMES MAZE  
8934 EARHART ST  
SAN DIEGO, CA 92123

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

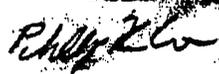
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Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568

Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 74. Our records indicate that this item was delivered on 12/19/2024 at 06:16 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.

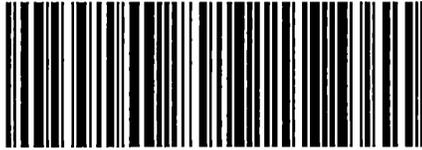
Sincerely,  
United States Postal Service

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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 5591 98



---

(2023-C-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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.

Vertical barcode or tracking mark on the left side of the page.

Vertical barcode or tracking mark in the center of the page.

Vertical barcode or tracking mark on the right side of the page.

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

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Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

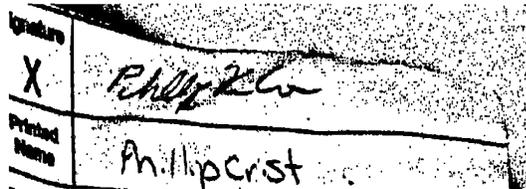
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Questions, please call 1-888-509-6568**

Date Produced: 01/06/2025

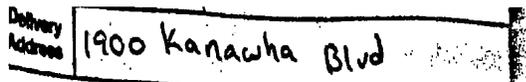
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 98. Our records indicate that this item was delivered on 12/30/2024 at 06:22 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Sincerely,  
United States Postal Service

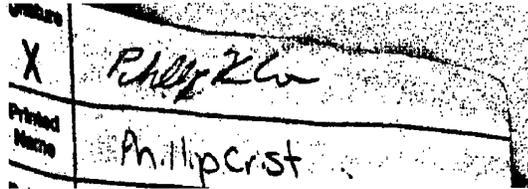
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Date Produced: 01/06/2025

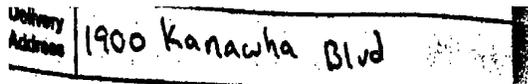
STATE OF WEST VIRGINIA AUDITORS OFFICE:

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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.



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7530 08. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*[Handwritten signature]*  
Jonathan Bone A

Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

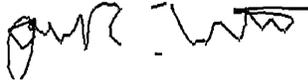
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7525 68. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Jonathan Armenta

Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000204 MARION COUNTY



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7540 81. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Jonah Amel*  
Jonah Amel

Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

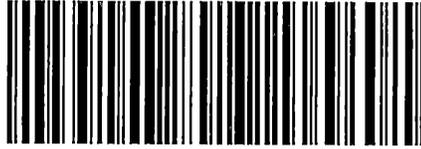
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000204 MARION 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 5593 65



---

(2023-C-000204-MARION COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 13992 .	\$1,076.95
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 2023-13927 .	\$948.74
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee, plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$937.04
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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

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

Date Produced: 11/25/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5593 65. Our records indicate that this item was delivered on 11/23/2024 at 10:03 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

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

Sincerely,  
United States Postal Service

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



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7525 06. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*gmr lwr*  
*Jonathan Amel*

Address of Recipient :

*18107 Seneca  
Trail*

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

Sincerely,

United States Postal Service

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



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7539 30. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*gwr lwt*  
*Jonathan Amela*

Address of Recipient :

*18107 Seneca*  
*Trail*

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000204 MARION COUNTY



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7520 18. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Jonathan Bone*  
Jonathan Bone

Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

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

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7529 95. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

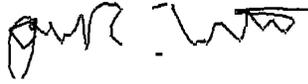
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7538 24. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Jonathan Stone

Address of Recipient :

18107 Seneca  
Trail

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000204 MARION COUNTY

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7544 56. Our records indicate that this item was delivered on 06/18/2025 at 11:10 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Jonathan Amela

Address of Recipient :

18107 Seneca  
Trail

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

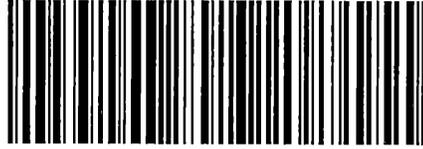
Sincerely,  
United States Postal Service

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Customer Reference Number: 2023-C-000204 MARION 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 5607 43



(2023-C-000204-MARION COUNTY-WVTK LLC)

ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$937.04
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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

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

Date Produced: 12/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

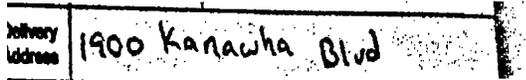
The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5607 43. Our records indicate that this item was delivered on 12/15/2024 at 03:48 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Phillip Crist

Address of Recipient :



Delivery Address 1900 Kanawha Blvd

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

Sincerely,  
United States Postal Service

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

Date Produced: 12/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5607 50. Our records indicate that this item was delivered on 12/15/2024 at 03:48 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Philip Crist

Address of Recipient :

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

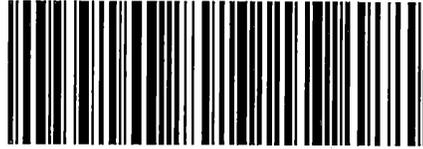
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

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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 5591 43



(2023-C-000204-MARION COUNTY-WVTK LLC)

RONALD MAZE  
1070 PINCHGUT HOLLOW RD  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}{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-000204-MARION COUNTY-WVTK LLC)

RONALD MAZE  
1070 PINCHGUT HOLLOW RD  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

RONALD MAZE  
1070 PINCHGUT HOLLOW RD  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000204**, located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J, and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

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

Date Produced: 12/16/2024

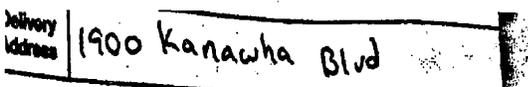
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5607 43. Our records indicate that this item was delivered on 12/14/2024 at 05:02 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.





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



(2023-C-000204-MARION COUNTY- WVTK LLC)

DELLA MAZE  
8934 EARHART ST  
SAN DIEGO, CA 92123

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2023-13927 .	\$948.74
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Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
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Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

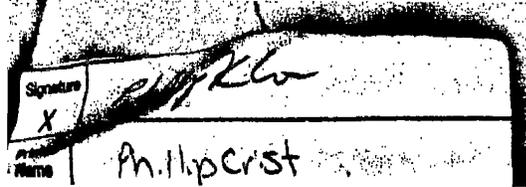
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 12/09/2024

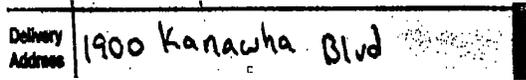
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5591 81. Our records indicate that this item was delivered on 12/06/2024 at 06:57 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-000204 MARION



Date Produced: 12/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5634 09. Our records indicate that this item was delivered on 12/03/2024 at 12:51 p.m. in BLUEFIELD, WV 24701. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	
Printed Name	Donna Fox

Address of Recipient :

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

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

Sincerely,  
United States Postal Service

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

Date Produced: 12/16/2024

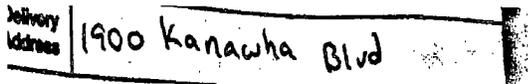
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5607 50. Our records indicate that this item was delivered on 12/14/2024 at 05:02 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



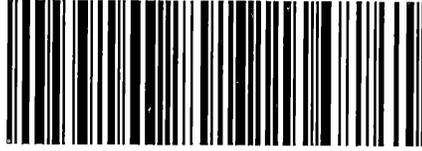
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Sincerely,  
United States Postal Service

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5592 04



(2023-C-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY- WVTK LLC)

DELLA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 13992 .	\$1,076.95
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 2023-13927 .	\$948.74
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.85
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$937.04
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>\$3,174.58</b>

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

---

Given under my hand November 21, 2024

*G. Russell Rollyson, Jr.*

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

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

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
DELLA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554

9414 8091 0924 9001 5592 04



**UNCLAIMED**

**UNCLAIMED**



US POSTAGE PITNEY BOWES  
ZIP 25305 \$ 008.16<sup>0</sup>  
0660351984 NOV. 21, 2024

NAME SV  
1ST NOTICE 11-23  
2ND NOTICE 11-29  
RETURN 12-9

NIXIE

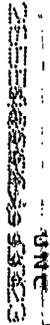
152 CE 1

0201/03/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

MANUAL PROC REQ

\*0171-02020-21-46



**CERTIFIED MAIL™**

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
DELLA MAZE  
8934 EARHART ST  
SAN DIEGO, CA 92123

USPS CERTIFIED MAIL



9414 8091 0924 9001 5591 81



US POSTAGE<sup>SM</sup> PATNEY BOWES  
ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 NOV. 21, 2024

DEC 5 '24 AM 10:45

*Not at address*

221 2350512005 ANX

NIXIE 911 FE 1 0011/28/24  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 25305000999 \*0171-02465-21-40

**CERTIFIED MAIL™**

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
RONALD MAZE  
1070 PINCHGUT HOLLOW RD  
FAIRMONT, WV 26554

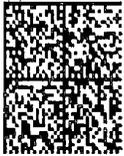


9414 8091 0924 9001 5591 43

USPS CERTIFIED MAIL

UNRECORDED

RECORDED



US POSTAGE FITNEY BOWES  
ZIP 25305 \$008.16<sup>0</sup>  
02 4W  
0000381984 NOV. 21, 2024

NAME 1025 PINE ST  
1ST NOTICE 11.23  
2ND NOTICE 11.29  
12.9  
RETURN TO SENDER  
UNABLE TO FORWARD

NIXIE

152 CE 1 0201/03/25

MANUAL PROC REQ \*0171-02469-21-46

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9001 5607 43

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

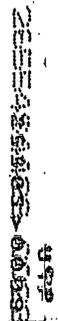
(2023-C-000204-MARION COUNTY-WVTK LLC)  
ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554



US POSTAGE  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 NOV. 21, 2024

DEC 16 24 AM 11:45

NIXIE 152 FE 1 0012/09/24  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 25305000999 \*0171-01930-21-45



499

UTP

**CERTIFIED MAIL™**

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

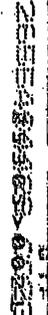
USPS CERTIFIED MAIL



9414 8091 0924 9001 5591 50

(2023-C-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554



US POSTAGE™  
PTNEY BOWES  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 NOV. 21, 2024.

DEC 16 24 AM 11:55

NIXIE

152 FE 1

0012/05/24

NOT DELIVERABLE AS ADDRESSED  
RETURN TO SENDER  
UNABLE TO FORWARD

BC: 25305002139

\*0171-02458-21-45



**CERTIFIED MAIL™**

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
JAMES MAZE  
8934 EARHART ST  
SAN DIEGO, CA 92123

USPS CERTIFIED MAIL



9414 8091 0924 9001 5591 74

521 5593815 955



US POSTAGE **\$ 008.16**  
02 4M  
0000381984 NOV. 21. 2024

DEC 19 74 AM 11:08

NIXIE 01109 11/29/2024  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO AUTOMATION  
BC: 5699899955

**CERTIFIED MAIL™**

USPS CERTIFIED MAIL



9414 8091 0924 9001 5607 50



US POSTAGE  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4W  
0000381984 NOV. 21, 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-000204-MARION COUNTY-WVTK LLC)  
JOSHUA FERREN  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

NIXIE

152 FE 1

0012/09/24

RETURNS TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 2530500999

\*0171-01929-21-46



UPK

**CERTIFIED MAIL™**

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554



9414 8091 0924 9001 5591 98

USPS CERTIFIED MAIL



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

*Wbe*

DEC 30 '24 AM 11:33

NIXIE 15290 12/20/2024  
NOT DELIVERABLE TO ADDRESSEE  
RETURN TO SENDER  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO  
B/C: 56998999955  
VIA

**CERTIFIED MAIL™**

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

(2023-C-000204-MARION COUNTY-WVTK LLC)  
DELLA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

USPS CERTIFIED MAIL



9414 8091 0924 9001 5591 67



US POSTAGE PATNEY BOWES  
ZIP 25305 \$ 008.16<sup>0</sup>  
02 4M  
0000381984 NOV. 21. 2024

FE REC 30 24 09 22 / 13 / 24  
MAIL TO SENDER  
AS ADDRESSED  
TO FORWARD

9414 8091 0924 9001 5591 67 \*0171-02457-21-46

# TIMES-WEST VIRGINIAN

JFA 3/25/24 11:21

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

## Affidavit of Publication

### STATE OF WEST VIRGINIA COUNTY OF MARION,

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

#### Legal Advertisements

was published in the said Times-West Virginian 3 time(s) on the following day(s), namely Times-West Virginian: 12/14/24, 12/21/24, 12/28/24.

Publication Fee: \$208.67

Signed: 

Taken, subscribed and sworn to before me this day 12/28/2024

My commission expires: May 21, 2027

Notary Public 



(2023-C-000204 - MARION COUNTY- WVTK LLC)

check. \$3,174.58

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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.

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

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

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

DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, Cert No. 2023-C-000204, located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J, and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 13927. \$1,076.95

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 2023-19291. \$948.74

Additional taxes with interest. \$0.00

Auditor's Certification, Publication, and Redemption fee plus interest. \$211.85

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. \$937.04

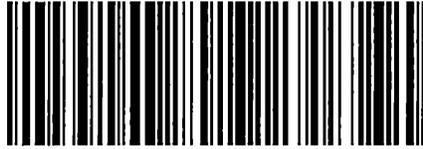
Additional Statutory Fees with Interest. \$0.00

Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal



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 7525 68



(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**JAMES MAZE**  
**1168 1/2 BOULEVARD AVE**  
**FAIRMONT, WV 26554**

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

*Name and address of those to be notified*

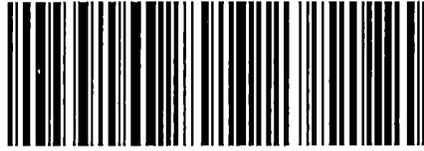
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

Personal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7520 18



(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**JAMES MAZE**  
8934 EARHART ST  
SAN DIEGO, CA 92123

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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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 **\$170.16** 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**

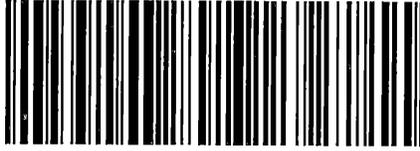
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**You must return this form along with your letter and remittance. This form is to be used for supplemental personal process only.**

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 7530 08

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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**DELLA MAZE**  
**8934 EARHART ST**  
**SAN DIEGO, CA 92123**

Dear Purchaser:

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

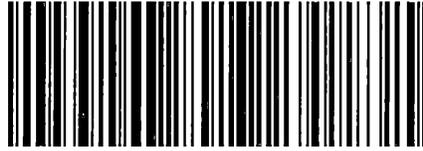
**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

Personal Service

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7525 06



(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}{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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**DELLA MAZE**  
**1865 OWENS AVE**  
**FAIRMONT, WV 26554**

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 **\$50.16** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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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\*\***

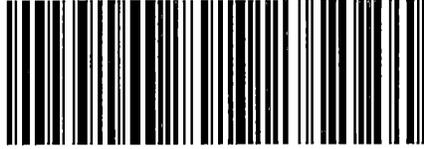
**Personal Service**

**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 7544 56

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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**DELLA MAZE**  
**1168 1/2 BOULEVARD AVE**  
**FAIRMONT, WV 26554**

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

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

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

**Personal Service**

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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 7529 95

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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
ALYSSA MAZE  
1168 1/2 BOULEVARD AVE  
FAIRMONT, WV 26554

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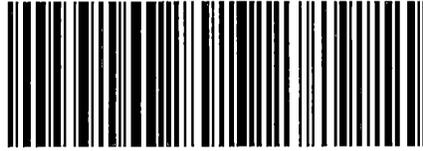
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County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**JOSHUA FERREN**  
**1168 1/2 BOULEVARD AVE**  
**FAIRMONT, WV 26554**

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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**

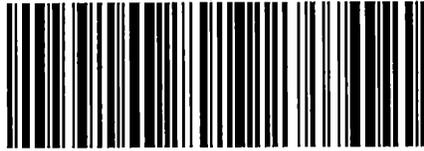
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

F1CA5303-A23B-4FA9-941696339244BD11}[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

06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**RONALD MAZE**  
**1070 PINCHGUT HOLLOW RD**  
**FAIRMONT, WV 26554**

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:**

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

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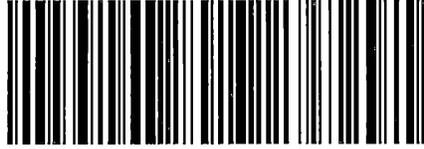
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West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



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(2023-C-000204 - MARION COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

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F1CA5303-A23B-4FA9-941696339244BD11}[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  
06/11/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: MARION COUNTY 2023-C-000204  
**JAMES MAZE**  
**1865 OWENS AVE**  
**FAIRMONT, WV 26554**

Dear Purchaser:

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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

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

# Supplemental Notice to Redeem Form

Total Cost: \$218.80

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-000204

County: MARION

Legal Description: LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541

Map: 7 Parcel: 0031 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"/>

ALYSSA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
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"/>

JOSHUA FERREN  
1865 OWENS AVE  
FAIRMONT, WV 26554  
USA

---

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

RONALD MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
USA

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# Supplemental Notice to Redeem Form

Total Cost: \$218.80

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-000204

County: MARION

Legal Description: LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541

Map: 7 Parcel: 0031 0000 0000

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

JAMES MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DELLA MAZE  
1865 OWENS AVE  
FAIRMONT, WV 26554  
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-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

{F1CA5303-A23B-4FA9-941696339244BD11}[NTR LETTER]

West Virginia State Auditor's Office  
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1900 Kanawha Boulevard East  
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(2023-C-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000204** , located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J , and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 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 - 13992 .	\$1,122.58
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 2023-13927 .	\$989.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$980.47
Additional Statutory Fees with Interest.	\$226.75
<b>Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.</b>	<b>\$3,534.19</b>

**You may redeem at any time before September 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 July 22, 2025

*Christal G. Perry*

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

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

2023-C-204  
Marion

posted on Door

Executed the within writ of Notice in Marion County  
West Virginia, upon the within named Della More

on the 29 day of July 2023 by delivery  
to Her in person a true COPY thereof  
Robert Lyle Deputy for

Roger D. Cunningham, Sheriff of Marion County, West Virginia

AUG 4 2025 AM 11:56

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

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Given under my hand July 22, 2025

~~AUG 4 2025 11:56~~

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Christal G. Perry  
Deputy Commissioner of Delinquent and  
Nonentered Lands of MARION 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

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(2023-C-000204-MARION COUNTY-WVTK LLC)  
DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
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AUG 4 2025 AM 11:56

{F1CA5303-A23B-4FA9-941696339244BD11}[NTR LETTER]

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1900 Kanawha Boulevard East  
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(2023-C-000204-MARION COUNTY-WVTK LLC)

DELLA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

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AUG 4 2025 11:56

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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



{2023-C-000204-MARION COUNTY-WVTK LLC}

JAMES MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

{F1CA5303-A23B-4FA9-941696339244BD11}[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-000204-MARION COUNTY-WVTK LLC)

JAMES MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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-000204-MARION COUNTY- WVTK LLC)

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**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 13992 .	\$1,122.58
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 2023-13927 .	\$989.79
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Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.60
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Additional Statutory Fees with Interest.	\$226.75
<b>Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.</b>	<b>\$3,534.19</b>

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

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Given under my hand July 22, 2025

*Christal G. Perry*

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

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

2023-C-204  
Marion

AUG 4 2025 PM 11:55

Posted on Door

Executed the within writ of Notice in Marion County  
West Virginia, upon the within named James Marc

on the 29 day of July 20 25 by delivery  
to Don in person a true copy thereof  
Paul Lee Deputy for  
Roger D. Cunningham, Sheriff of Marion County, West Virginia

~~Executed the within writ of \_\_\_\_\_ in Marion County  
West Virginia, upon the within named \_\_\_\_\_  
\_\_\_\_\_ 20 \_\_\_\_\_ by delivery  
\_\_\_\_\_ a true \_\_\_\_\_ thereof  
\_\_\_\_\_ Deputy for  
\_\_\_\_\_, Sheriff of Marion County, West Virginia~~

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

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AUG 4 2025 11:55

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(2023-C-000204-MARION COUNTY-WVTK LLC)

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1865 OWENS AVE  
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AUG 4 2025 @11:55

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AUG 4 2025 AM 11:55

West Virginia State Auditor's  
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(2023-C-000204-MARION COUNTY-WVTK LLC)  
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2023-C-204  
Marion

Posted on Door

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on the 29 day of July 2025 by delivery  
to him in person a true copy thereof  
Rahel Lebe Deputy for  
Roger D. Cunningham, Sheriff of Marion County, West Virginia

AUG 4 2025 AM 11:54

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(2023-C-000204-MARION COUNTY-WVTK LLC)  
JOSHUA FERREN - PERSONAL SERVICE  
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AUG 4 2025 AM 11:53

{F1CA5303-A23B-4FA9-941696339244BD11}[NTR LETTER]



West Virginia State Auditor's Office  
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(2023-C-000204-MARION COUNTY-WVTK LLC)  
RONALD MAZE - PERSONAL SERVICE  
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2023-C-204  
Marion

posted on Door

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West Virginia, upon the within named Ronald Maze

on the 25 day of July 2025 by delivery  
to \_\_\_\_\_ in person a true copy thereof  
Ronald Maze Deputy for  
Roger D. Cunningham, Sheriff of Marion County, West Virginia

Marion County  
by Deputy  
Deputy for  
West Virginia

AUG 4 2025 AM 11:55

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{F1CA5303-A23B-4FA9-941696339244BD11}[INTR LETTER]

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2023-C-204

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to Her in person a true Copy thereof  
Rodrik Sch Deputy for

Roger D. Cunningham, Sheriff of Marion County, West Virginia

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



(2023-C-000204-MARION COUNTY- WVTK LLC)

ALYSSA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

**DISTRICT FAIRMONT WINFIELD CORP MAP 7 PARCEL 0031 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000204**, located in FAIRMONT WINFIELD CORP District, LS 542-543 SEC 2 OWENS AVE & BLK 2 PT LT 541 which was returned delinquent or nonentered in the name of MAZE JAMES L & DELLA J, and was sold by the deputy commissioner of delinquent and nonentered lands of MARION County at the sale for the delinquent taxes on June 28, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 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 - 13992 .	\$1,122.58
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 2023-13927 .	\$989.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$980.47
Additional Statutory Fees with Interest.	\$226.75
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$3,534.19</b>

**You may redeem at any time before September 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 July 22, 2025

*Christal G. Perry*

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

AUG 4 2025 AM 11:59

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

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



(2023-C-000204-MARION COUNTY-WVTK LLC)

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1865 OWENS AVE  
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AUG 4 2025 AM 11:53

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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



(2023-C-000204-MARION COUNTY-WVTK LLC)

ALYSSA MAZE - PERSONAL SERVICE  
1865 OWENS AVE  
FAIRMONT, WV 26554

To: ALYSSA MAZE, JOSHUA FERREN, RONALD MAZE, JAMES MAZE, DELLA MAZE, JAMES MAZE, DELLA MAZE, OCCUPANT, JAMES MAZE, DELLA MAZE, 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.

AUG 4 2025 @ 11:53

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Marion County  
Julie Kincaid, Clerk  
Instrument 202500020945  
11/19/2025 @ 09:41:37 AM  
TX DEED  
Book 1405 @ Page 1-146  
Pages Recorded 146  
Recording Cost \$ 205.00  
Transfer Tax \$ 11.00