

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

WVTK LLC
18102 SENECA TRAIL
MARLINTON WV 24954-6840

BK1805 PG0832

This deed made this 29th day of September, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of May, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$3,049.86, 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-000253	TICHNELL PETER S

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000253	1 LOT 1 AS ENTERPRISE	Clay Outside District District Harrison County

The undersigned hereby declares that the consideration paid for the conveyance is \$3,049.86.

Witness the following signature:

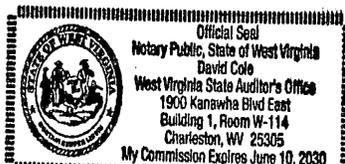
Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

John R. Spires, Clerk
Instrument 202500021521
10/08/2025 @ 09:12:07 AM
TAX DEED
Book 1805 @ Page 832
Pages Recorded 144
Recording Cost \$ 204.00
Transfer Tax \$ 19.25
Farm Land Tax \$ 5.25

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 29th day of September, 2025, has acknowledge the same before me in said County.

Given under my hand this 29th day of September, 2025. My commission expires June 10, 2030,



David Cole
Notary Public

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

BK1805 PG0833

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000253

HARRISON COUNTY COUNTY 05 CLAY-OUTSIDE DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 05 904 0057 0000 0000 ACCOUNT # 06246626

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000016818	TICHNELL PETER S	1 LOT 1 AS ENTERPRISE
	3728 HOOD AVE	
	WORTHINGTON	WV 265917614
	DELINQUENT TAXES	1261.36
	INTEREST	94.60
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000017005	1273.59
	TOTAL	2699.55

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

SHERIFF, COUNTY OF HARRISON 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: HARRISON COUNTY 2023-C-000253

Memorandum of real estate sold in the county of HARRISON on this 8th day of May, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 1 LOT 1 AS ENTERPRISE

District: CLAY OUTSIDE DISTRICT **Map:** 904 **Parcel:** 0057 0000 0000

Taxpayer:

TICHNELL PETER S
 3728 HOOD AVE
 WORTHINGTON, WV 26591-7614

Delinquent Taxes: 2022 - 16818	\$1,425.96
Interest on Delinquent Taxes	\$99.82
Subsequent Taxes: 2023-17005	\$1,347.98
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$110.00
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,049.86
Amount Due	\$3,049.86
Surplus	\$0.00

Purchaser:

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954



John B. McCuskey
 John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 5, 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: \$478.92

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-000253
County: HARRISON COUNTY
Legal Description: 1 LOT 1 AS ENTERPRISE
Map: 904 Parcel: 0057 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"/>

GEORGE P STANTON JR, TRUSTEE
12 PHEASANT DR
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"/>

PETER TICHNELL
PO BOX 1062
MORGANTOWN, WV 26501
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"/>

MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26501
USA

2023 03 27 11:00

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"/>

PETER TICHNELL
 PO BOX 131
 THOMAS, WV 26292
 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"/>

PETER TICHNELL
 3728 HOOD AVE
 WORTHINGTON, WV 26591-7617
 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"/>

MICHELLE ROACH
 3728 HOOD AVE
 WORTHINGTON, WV 26591-7617
 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"/>

PETER TICHNELL
 3728 HOOD AVE
 WORTHINGTON, WV 26568
 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"/>

MICHELLE ROACH
 3728 HOOD AVE
 WORTHINGTON, WV 26568
 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"/>

ALG 00 24 11:00

BK1805 PG0837

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.

AUG 30 '24 11:00

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
Martinton, WV 24954

RE: TICHNELL PETER S

1 LOT 1 AS ENTERPRISE
CLAY-OUTSIDE DISTRICT District
Harrison County, West Virginia

Certificate No. 2023-C-000253 CIN CTS-17-2023-253

Dear Oak Hall,

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

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

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



TITLE WORKSHEET



HARRISON County - 17

Name(s) TICHNELL PETER S

CLAY-OUTSIDE DISTRICT Dist (05) Map 0904 Parcel 0057 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-17-2023-253

Description 1 LOT 1 AS ENTERPRISE

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015: TICHNELL PETER S Book/Page: 1342/ 73 Tax Class: 3

LANDBOOK 2021: TICHNELL PETER S Book/Page: 1342/ 73 Tax Class: 3

LANDBOOK 2014, 2013, 2012, 2011, 2010, 2009: TICHNELL PETER S Book/Page: 1342/ 73 Tax Class: 2

LANDBOOK 2008: TICHNELL RICHARD D Book/Page: 1342/ 73 Tax Class: 3

LANDBOOK 2007: TICHNELL RICHARD D Book/Page: 1342/ 73 Tax Class: 2

LANDBOOK 2006, 2005, 2004: TEVERS VERNA M (LE) (RICHARD D TICHNELL) Book/Page: 1342/ 73 Tax Class: 2

LANDBOOK 2003, 2002, 2001: TEVERS VERNA M Book/Page: 1132/ 777 Tax Class: 2

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

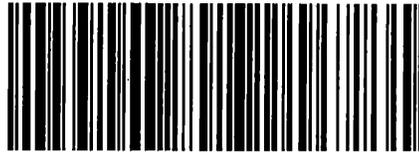
TRANSFERS	GRANTOR		GRANTEE
Description DEED CORRECTION TRT CLAY DIST			
06/25/2012	TEVERS VERNA M BY ATTORNEY COLE VERNA M BY ATTORNEY COLE ALFRED M BY ATTORNEY TICHNELL PETER S ATTORNEY	DEED 1494/78	TICHNELL RICHARD D ROACH MICHELLE
INTESTATE DEATH - SON SOLE HIER			
10/25/2006	RICHARD D TICHNELL	APPRAISEMENT 434/417	PETER SEAN TICHNELL
Description 1 AC Description NR ENTERPRISE Description CLAY DIST			
08/01/2002	TEVERS VERNA M COLE VERNA M COLE ALFRED M	DEED 1342/73	TICHNELL RICHARD D
Description 1 AC CLAY DIST			
11/15/1983	KNAZIK HARRY KNAZIK MARY YATULCHIK	DEED 1132/777	TEVERS VERNA M

Adverse Item Table	OC/FT	DT	liens
PETER SEAN TICHNELL	DB-1494-78		DT-1243-712
ROACH MICHELLE			
COLE ALFRED M			
TICHNELL RICHARD D			9UG 30 24 44 100

BK1805 PG0841

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 4365 05



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,654.11
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 2023-17005 .	\$1,464.03
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

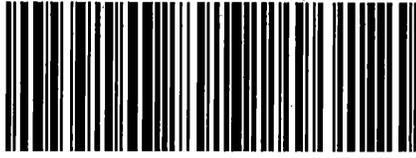
G. Russell Rollyson, Jr.
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON County, State of West Virginia

**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**

BK1805 PG0844

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 4365 12



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

15DF9F2F-6403-4B53-BC04ED67915CAF57}[NTR LETTER]

BK1805 PG0845

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
 POST OFFICE BOX 429
 LEWISBURG, WV 24901

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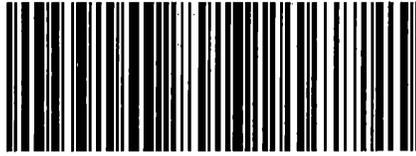
G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of HARRISON County, State of West Virginia

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

BK1805 PG0847

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 4336 10



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

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West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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G. Russell Rollyson, Jr.

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



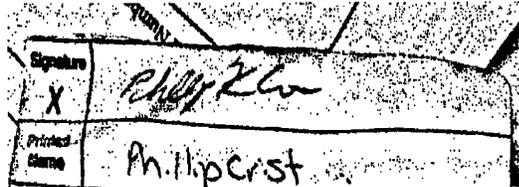
DK1805 PG0850

Date Produced: 10/28/2024

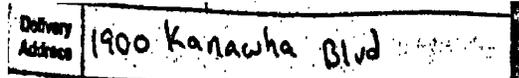
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4336 10. Our records indicate that this item was delivered on 10/23/2024 at 06:30 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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



BK1805 PG0851

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7228 20. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
Jonathan Annett

Address of Recipient :

18102
Geneva, TN

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: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7224 86. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

18101
Geneva, TN

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.



BK1805 PG0853

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7228 99. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

James A. ...
Jonathan Ann ...

Address of Recipient :

*18102
Geneva, TN*

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.



BK 1805 PG 0854

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7228 06. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

18102
Geneva, TN

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.



DK1805 PG0855

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7229 05. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annett
Jonathan Annett

Address of Recipient :

*18102
Geneva, TN*

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-000253 HARRISON COUNTY



Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7223 94. Our records indicate that this item was delivered on 03/26/2025 at 10:34 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annunzio
Jonathan Annunzio

Address of Recipient :

*18102
Geneva, TN*

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.



BK1805 PG0857

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7229 81. Our records indicate that this item was delivered on 03/26/2025 at 10:34 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

James A. ...
Jonathan Ann ...

Address of Recipient :

*18102
Geneva, TN*

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.



DK1805 PG0858

Date Produced: 03/31/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7229 12. Our records indicate that this item was delivered on 03/26/2025 at 10:33 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan Annunzio
Jonathan Annunzio

Address of Recipient :

18101
Geneva, TN

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: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8310 10. Our records indicate that this item was delivered on 08/19/2025 at 03:08 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
Initials	JA
Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 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.



BK1805 PG0860

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8310 10. Our records indicate that this item was delivered on 08/19/2025 at 03:08 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 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.



BK1805 PG0861

Date Produced: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8310 10. Our records indicate that this item was delivered on 08/19/2025 at 03:08 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Jonathan Annett</i>
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 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.

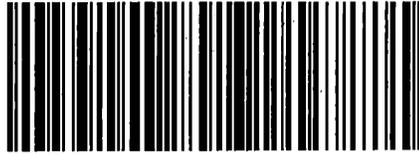
Sincerely,
United States Postal Service

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

BK1805 PG0862

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



9414 8091 0924 9001 4336 03



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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.

DK1805 P60864

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



(2023-C-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26591-7617

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000253** , located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,654.11
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 2023-17005 .	\$1,464.03
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

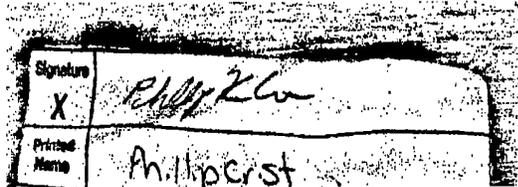
**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

Date Produced: 10/28/2024

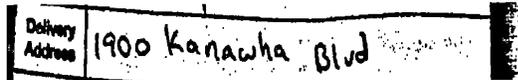
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4336 03. Our records indicate that this item was delivered on 10/25/2024 at 05:24 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.



BK1805 PB0866

Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4365 05. Our records indicate that this item was delivered on 09/18/2024 at 12:50 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

B Matthews

Address of Recipient :

2000

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

Sincerely,
United States Postal Service

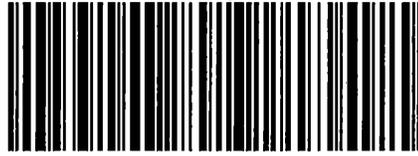
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000253 HARRISON

BK1805 PG0867

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



9414 8091 0924 9001 4335 80



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26501

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26501

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH
 PO BOX 1062
 MORGANTOWN, WV 26501

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,654.11
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 2023-17005 .	\$1,464.03
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

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

Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4335 80. Our records indicate that this item was delivered on 09/20/2024 at 06:22 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Phillip Crist</i>
X	
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.

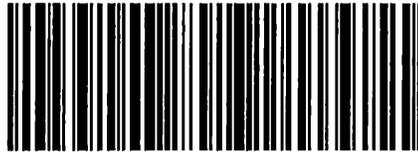
Sincerely,
United States Postal Service

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

BK1805 PG0871

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



9414 8091 0924 9001 4337 95



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

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

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

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

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

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

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,654.11
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 2023-17005 .	\$1,464.03
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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



BK 1805 PG 0874

Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4337 95. Our records indicate that this item was delivered on 09/19/2024 at 12:22 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
DAVID W STONE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

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

Sincerely,
United States Postal Service

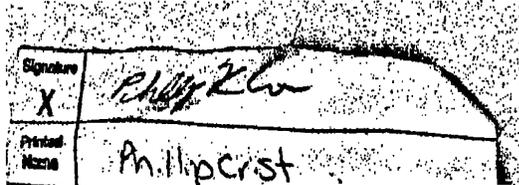
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 09/23/2024

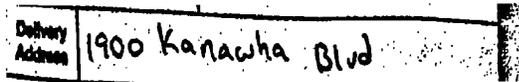
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4335 73. Our records indicate that this item was delivered on 09/20/2024 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.

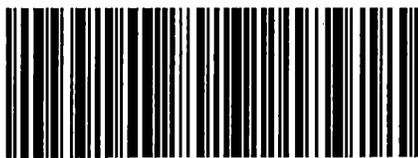
Sincerely,
United States Postal Service

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

BK1805 PG0876

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



9414 8091 0924 9001 4335 97



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
PO BOX 131
THOMAS, WV 26292

[15DF9F2F-6403-4B53-BC04ED67915CAF57][NTR LETTER]

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

BK1805 PG0877



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
PO BOX 131
THOMAS, WV 26292

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL
 PO BOX 131
 THOMAS, WV 26292

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-17005 .	\$1,464.03
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

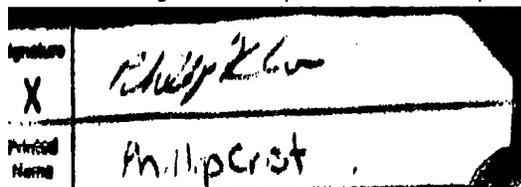
**Please return this letter and payment to the
 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**

Date Produced: 09/30/2024

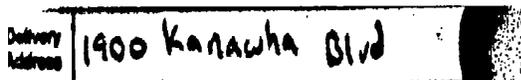
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 - 4335 97. Our records indicate that this item was delivered on 09/24/2024 at 06:47 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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



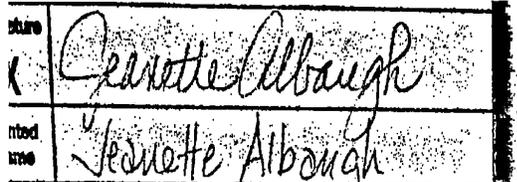
OK 1805 000000

Date Produced: 09/23/2024

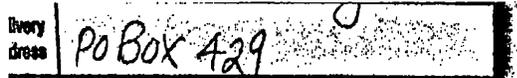
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4365 12. Our records indicate that this item was delivered on 09/18/2024 at 11:11 a.m. in LEWISBURG, WV 24901. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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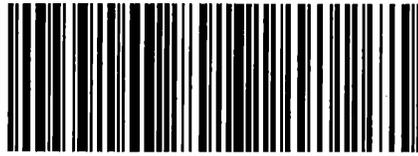
Sincerely,
United States Postal Service

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

BK1805 PG0881

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



9414 8091 0924 9001 4338 01



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

[15DF9F2F-6403-4B53-BC04ED67915CAF57][NTR LETTER]

BK1805 PG0882

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT
 PO BOX 229
 CHARLESTON, WV 25321

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,047.87
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,377.06

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

Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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



BK1805 PG0886

Date Produced: 09/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4338 01. Our records indicate that this item was delivered on 09/18/2024 at 06:53 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX return	
Number	X
Printed Name	Elizabeth Ayers

Address of Recipient :

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

Sincerely,
United States Postal Service

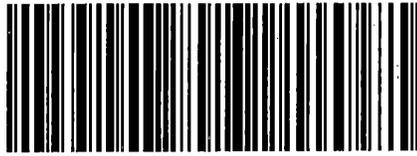
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Customer Reference Number: 2023-C-000253 HARRISON

BK1805 PG0885

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



9414 8091 0924 9001 4337 88



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26568

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26568

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH
 3728 HOOD AVE
 WORTHINGTON, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

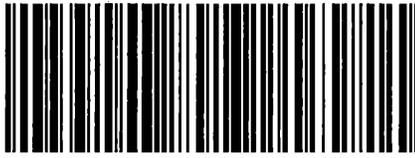
G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of HARRISON County, State of West Virginia

**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**

BK1805 PG0889

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 4336 27



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

GEORGE P STANTON JR, TRUSTEE
12 PHEASANT DR
FAIRMONT, WV 26554

[15DF9F2F-6403-4B53-BC04ED67915CAF57][NTR LETTER]

BK1805 PG0890

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

GEORGE P STANTON JR, TRUSTEE
12 PHEASANT DR
FAIRMONT, WV 26554

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

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12 PHEASANT DR
FAIRMONT, WV 26554

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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G. Russell Rollyson, Jr.

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

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

(2023-C-000253-HARRISON COUNTY-WVTK LLC)
GEORGE P. STANTON JR, TRUSTEE
12 PHEASANT DR
FAIRMONT, WV 26554

USPS CERTIFIED MAIL



9414 8091 0924 9001 4336 27

25305-0005



US POSTAGE PARTNER BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 SEP 16, 2024

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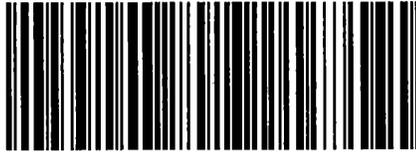
RETURN TO SENDER
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UNABLE TO FORWARD

BC: 25305000999 *0171-02261-16-39

BK1805 PG0893

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



9414 8091 0924 9001 4336 34



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26568

[15DF9F2F-6403-4B53-BC04ED67915CAF57][NTR LETTER]

BK1805 PG0894

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26568

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL
 3728 HOOD AVE
 WORTHINGTON, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Given under my hand September 13, 2024

G. Russell Rollyson, Jr.

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

BK1805 PG0897

uTF

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

(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL
PO BOX 131
THOMAS, WV 26292

9414 8091 0924 9001 4335 97



USPS CERTIFIED MAIL

CERTIFIED MAILSM



US POSTAGE **\$ 008.16**⁰
ZIP 25305 02 4W
0000381984 SEP. 16. 2024

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NIXIE 152 FE 1 0009/20/24

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UNABLE TO FORWARD

BC: 25305002139 *0271-02223-16-39



BK 1805 PG0898

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

(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26568

9414 8091 0924 9001 4336 34



USPS CERTIFIED MAIL

CERTIFIED MAIL™



US POSTAGE **\$ 008.16⁰**
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0000381984 SEP. 16. 2024

23 OCT '24 PM 12:10

NIXIE

152 FE 1

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 25305000999

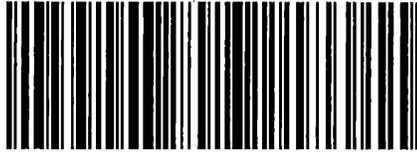
*0171-02260-16-39

25305000999 ANK

DK1805 PG0899

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



9414 8091 0924 9001 4335 73



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
PO BOX 1062
MORGANTOWN, WV 26501

[15DF9F2F-6403-4B53-BC04ED67915CAF57][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-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL
PO BOX 1062
MORGANTOWN, WV 26501

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL
 PO BOX 1062
 MORGANTOWN, WV 26501

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025 will be as follows:

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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

BK1805 PG0902

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

(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL
PO BOX 1062
MORGANTOWN, WV 26501

USPS CERTIFIED MAIL



9414 8091 0924 9001 4335 73

CERTIFIED MAIL

PITTSBURGH PA 150

024 PM 2 L

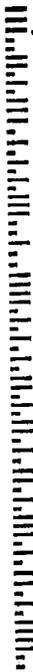


US POSTAGE ...PITNEY BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 SEP. 16. 2024

SEP 20 24 AM 11:40

-R-T-S- 26507-RFS-1N *94 09/18/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER



BK1805 PG0903

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

(2023-C-000253-HARRISON COUNTY-WVTK LLC)
MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26501

USPS CERTIFIED MAIL



9414 8091 0924 9001 4335 80

CERTIFIED MAIL™

PITTSBURGH PA 150

SEP 24 PM 5 L



US POSTAGE PAID BY PITNEY BOWES
ZIP 25305 \$ 008.16⁰
02 4W
0000381984 SEP. 16. 2024

SEP 20 24 AM 11:40

-R-T-S- 26507-RFS-1N *94 09/18/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER



(2023-C-000253-HARRISON
COUNTY-WVTK LLC)

To: GEORGE P STANTON JR,
TRUSTEE, PETER TICHNELL, MI-
CHELLE ROACH, PETER TICH-
NELL, PETER TICHNELL, MICHEL-
LE ROACH, PETER TICHNELL,
MICHELLE ROACH, IRS, ATTN:
ADVISORY CONSOLIDATED RE-
CEIPTS, WV STATE TAX DEPART-
MENT, or heirs at law, devisees,
creditors, representatives, succe-
sors, assigns, all known heirs,
guardians, conservators, fiduciaries,
administrators, lienholders, co-
owners, other parties having an
undivided interest in the delinquent
property, and other parties that may
have any interest in the subject
property.

DISTRICT CLAY OUTSIDE DIS-
TRICT MAP 804 PARCEL 0057 0000
0000

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PETER S, and was sold by the
deputy commissioner of delinquent
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after March 1, 2025, as provided by
law, unless before that day you
redeem such real estate. The amount
needed to redeem on or before
February 28, 2025 will be as follows:
Amount equal to the taxes and
charges due on the date of the
certification, with interest, for tax year
ticket number 2022 - 7587

\$1,654.11

Back tax tickets, with interest and
charges due on the date of certifica-
tion for ticket number.

\$0.00

Subsequent of taxes paid on the
property, with interest to for tax year
2023-7785. \$1,464.03

Additional taxes with interest.

\$0.00

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

\$211.05

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

\$1,047.87

Additional Statutory Fees with inter-
est.

\$0.00

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

\$4,377.06

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

Given under my hand September 13,
2024

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

Please return this letter and
payment to the West Virginia
State Auditor's Office,
County Collections Division
1800 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call
1-888-509-6588

OCT 15 '24 AM 11:35

PUBLISHER'S CERTIFICATE

I, Crystal Hardy
Classified Manager of THE EXPONENT
TELEGRAM, a newspaper of general circulation
published in the city of Clarksburg, County and state
aforesaid, do hereby certify that the annexed:

**2023-C-000253-HARRISON COUNTY-WVTK
LLC**

was published in THE EXPONENT-TELEGRAM 3
time(s) commencing on 09/24/2024 and ending on
10/08/2024 at the request of

WV STATE AUDITOR OFFICE EXPONENT.

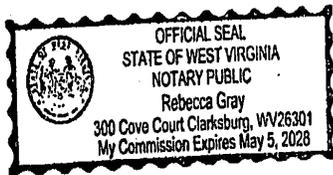
Given under my hand this 10/08/2024.

The publisher's fee for said publication is: \$138.04.

Crystal Hardy
Classified Manager of The Exponent-Telegram

Subscribed to and sworn to before me this
10/08/2024

Rebecca Gray
Notary Public in and for Harrison County, WV



My commission expires on
The 5th day of May 2028



OCT 15 '24 AM 11:35

LEGAL

(2023-C-00023 - HARRISON COUNTY - WVTX LLC)

To: GEORGE F STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, ES, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, executors, assignees, 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 an interest in the subject property.

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTX LLC, the purchaser of the following real estate, Cert No. 2023-C-00023, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE, which was returned delinquent or reconveyed in the name of TICHNELL, PETER S, and was sold by the deputy commissioner of delinquent and nonassessed lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTX LLC requests that you be notified to deed for such real estate on or after March 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2025, will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818.	\$ 1,654.11
Bank 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 - 17005.	\$ 1,464.03
Additional taxes with interest.	\$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$ 211.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$ 1,047.87
Additional Statutory Fees with interest.	\$ 0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$ 4,377.06

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

Given under my hand September 13, 2024

C. Russell Rollyson, Jr.

G. Russell Rollyson, Jr.

Deputy Commissioner of Delinquent and

Nonassessed Lands of HARRISON 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 1-488-509-6568

Shinnston News & Harrison County Journal

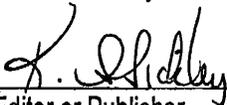
MOUNTAIN MEDIA LLC
Post Office Box 429, Lewisburg, WV 24901
304-647-5724

CERTIFICATE OF PUBLICATION

State of West Virginia
County of Harrison, SS:

I, **Kathleen Stickley**, one of the Editors or Agents of **Shinnston News & Harrison County Journal**, a weekly newspaper of general circulation published in the County of Harrison, State of West Virginia, do certify that publication of the advertisement or advertisements **Notice to Redeem: 2023-C-000253-Harrison County-WTK LLC**, attached hereto was made in **3 issue(s)** of the newspaper, dated **October 10th, 17th and 24th, 2024**.

Given under my hand this **24th** Day of **October** 2024.



Editor or Publisher

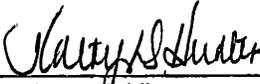
\$190.13
Publication fee

Subscribed and Sworn to before me

This 24 day of October, 2024

My commission expires: August 20, 2028

OCT 29 2024 PM 12:14

Signature 

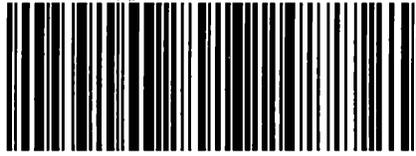
Notary Public



BK1805 PG0909

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 8310 10



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

15DF9F2F-6403-4B53-BC04ED67915CAF57}[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
 08/13/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 GEORGE P STANTON JR, TRUSTEE
 301 ADAMS ST
 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 **\$50.86**. 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****

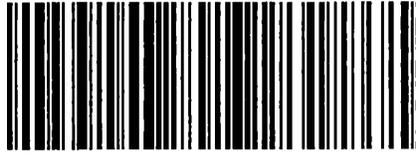
Personal Service

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

BK1805 PG0912

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 7228 06



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[15DF9F2F-6403-4B53-BC04ED67915CAF57][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 PETER TICHNELL
 3728 HOOD AVE
 WORTHINGTON, WV 26591-7617

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 **\$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****

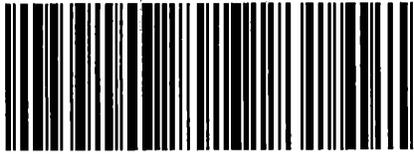
Personal Service

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

BK1805 PG0915

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



9414 8091 0924 9001 7229 81



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[15DF9F2F-6403-4B53-BC04ED67915CAF57][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 PETER TICHNELL
 PO BOX 131
 THOMAS, WV 26292

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 **\$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****

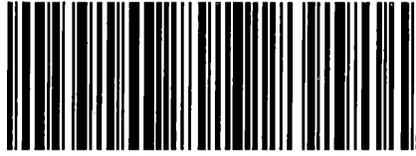
Personal Service

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

BK1805 PG0918

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 7224 86



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[15DF9F2F-6403-4B53-BC04ED67915CAF57][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 PETER TICHNELL
 PO BOX 1062
 MORGANTOWN, WV 26501

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 \$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****

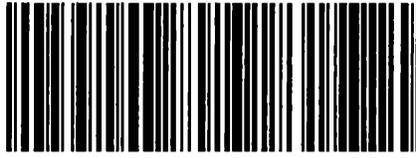
Personal Service

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

BK 1805 PG 0921

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 7228 99



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

15DF9F2F-6403-4B53-BC04ED67915CAF57}{RETURN MAIL LETTER}

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



State of West Virginia

State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 GEORGE P STANTON JR, TRUSTEE
 12 PHEASANT DR
 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.**

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****

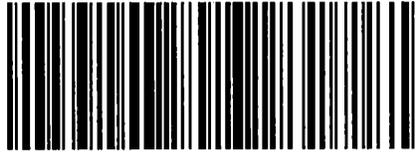
Personal Service

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

BK1805 PG0924

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



9414 8091 0924 9001 7229 05



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

15DF9F2F-6403-4B53-BC04ED67915CAF57}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
03/24/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26568

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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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****

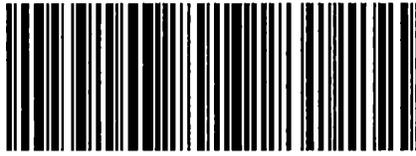
Personal Service

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

PK1805 PG0927

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 7229 12



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

15DF9F2F-6403-4B53-BC04ED67915CAF57}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 MICHELLE ROACH
 3728 HOOD AVE
 WORTHINGTON, WV 26591-7617

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 **\$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****

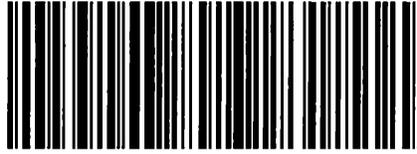
Personal Service

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

DK1805 PG0930

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 7228 20



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[15DF9F2F-6403-4B53-BC04ED67915CAF57][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
 Commissioner of Delinquent
 and Nonentered Lands
 03/24/2025

WVTK LLC
 18102 SENECA TRAIL
 MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
 PETER TICHNELL
 3728 HOOD AVE
 WORTHINGTON, WV 26568

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.

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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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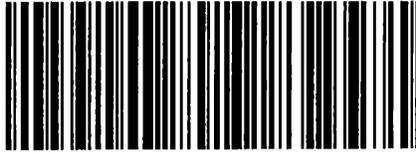
Personal Service

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

BK1805 PG0933

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 7223 94



(2023-C-000253 - HARRISON COUNTY)
WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

[15DF9F2F-6403-4B53-BC04ED67915CAF57][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
03/24/2025

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

RE: HARRISON COUNTY 2023-C-000253
MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26501

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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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

Supplemental Notice to Redeem Form

Total Cost: \$134.48

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-000253

County: HARRISON

Legal Description: 1 LOT 1 AS ENTERPRISE

Map: 904 Parcel: 0057 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"/>

GEORGE P STANTON JR, TRUSTEE
301 ADAMS ST
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"/>

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26568
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"/>

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26568
USA

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

08:21:57 AM

Melinda Wickline

From: Oak Hall <oak@livewv.com>
Sent: Friday, May 23, 2025 9:04 AM
To: Melinda Wickline
Subject: Re: 2023-C-253 Harrison County

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

Yes please Enterprise, WV 26568

Thanks!

On 2025-05-22 10:36, Melinda Wickline wrote:

> Oak,
>
> Our office sent this to the county to be served and this zip
> code belongs to Enterprise WV. Do you want us to serve 3728 Hood Ave
> Enterprise, WV 26568? Thank you.
>
> Melinda Wickline
>
> Honorable Mark A. Hunt
>
> West Virginia State Auditor's Office
>
> County Collections Division
>
> 1900 Kanawha Boulevard East
>
> Building 1 Room W-114
>
> Charleston, WV 25305
>
> Email: melinda.wickline@wvsao.gov
>
> Telephone: 1-888-509-6568 Ext: 8512
>
> Fax: 304-558-1208

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
 3728 HOOD AVE
 ENTERPRISE, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000253**, located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,711.15
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 2023-17005 .	\$1,515.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,087.02
Additional Statutory Fees with Interest.	\$137.17
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,664.20

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

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

Given under my hand April 29, 2025

Christal G. Perry

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



Harrison County Sheriff's Office
609 West Main Street
Clarksburg, West Virginia 26301
Law Enforcement 304-423-7700
Civil Process 304-423-7708 / Home Incarceration 304-423-7710



OTHER

Return # 201399
Process # CIV25-03364
Docket # 2023-C-000253
Reference #

Harrison

STATE OF WEST VIRGINIA)
COUNTY OF HARRISON)

WV STATE AUDITORS OFFICE)
Plaintiff,)
- vs -)
MICHELLE ROACH)
Defendant)

SUBSTITUTE SERVICE

I hereby certify that on the 28th day of May, 2025, a LETTER TO REDEEM PROPERTY, in the above entitled action, came into my hand for service. That on the 2nd day of June, 2025 at 3:30 PM, in said county, I did serve the documents on MICHELLE ROACH.

Served the within a LETTER TO REDEEM PROPERTY on the within named MICHELLE ROACH, on the 2nd day of June, 2025 at 3:30 PM by delivering on that day a copy of said a LETTER TO REDEEM PROPERTY to POSTED ON PROPERTY, (a member of His/Her family over the age of sixteen years), at His/her usual place of abode, 3728 HOOD AVE, ENTERPRISE, WV 26568 in Harrison County, West Virginia, giving the said POSTED ON PROPERTY information of the purport of said a LETTER TO REDEEM PROPERTY the said MICHELLE ROACH not being found.

Item	Disburse To	Amount Owed	Amount Paid
		Total Owed	\$0.00
		Total Paid	\$0.00
		Uncollectible	\$0.00
		Remaining	\$0.00

Invoice # IN202503430
WV STATE AUDITORS OFFICE
1900 KANAWHA BLVD E APT BLDG #1/ROOM W-118, CHARLESTON, WV 25305-0009

Comments

Date Returned 6/2/25

Signed *Sandra Mikes* Date *6-2-25*

Robert Matheny
Harrison County
By: Sandra Mikes
609 W MAIN ST
CLARKSBURG, WV 26301
Phone: (304) 423-7700
Fax: (304) 423-7945

TO: TOWN CLERK

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

can be
posted



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

By
G-30

TO: THE CLERK OF THE

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[NTR LETTER]

RECEIVED

MAY 23 2025

HARRISON COUNTY
PROCESS DIVISION

DK1805 PG0943

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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.

10:11 AM 02.01.2023

DK 1805 PG 094 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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Given under my hand April 29, 2025

Christal G. Perry

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

TELETYPE UNIT

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

BK1805 PG0945

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[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-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

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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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
 3728 HOOD AVE
 WORTHINGTON, WV 26568

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Given under my hand April 29, 2025

Christal G. Perry

Christal G. Perry
 Deputy Commissioner of Delinquent and
 Nonentered Lands of HARRISON 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-253
Harrison

MAY 12 2025 PM 12:38

Not Marion Co.

The within named Michelle Rodeh (Is not)
found in my bailwick May 5 20 25
Alum 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-000253-HARRISON COUNTY- WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
 3728 HOOD AVE
 WORTHINGTON, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Given under my hand April 29, 2025

Christal G. Perry

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

MAY 12 2025 PM 12:38

**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-000253-HARRISON COUNTY-WVTK LLC)
MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

MAY 12 2025 PM 12:37

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[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-000253-HARRISON COUNTY-WVTK LLC)

MICHELLE ROACH - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

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MAY 12 2025 PM 12:38

BK 1805 PG0952

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
GEORGE P STANTON JR, TRUSTEE - PERSONAL SERVICE
301 ADAMS ST
FAIRMONT, WV 26554

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[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-000253-HARRISON COUNTY-WVTK LLC)

GEORGE P STANTON JR, TRUSTEE - PERSONAL SERVICE
301 ADAMS ST
FAIRMONT, WV 26554

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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
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 1900 Kanawha Boulevard East
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 Charleston, West Virginia 25305



(2023-C-000253-HARRISON COUNTY- WVTK LLC)

GEORGE P STANTON JR, TRUSTEE - PERSONAL SERVICE
 301 ADAMS ST
 FAIRMONT, WV 26554

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No.** 2023-C-000253 , located in CLAY OUTSIDE DISTRICT District, 1 LOT 1 AS ENTERPRISE which was returned delinquent or nonentered in the name of TICHNELL PETER S , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 16818 .	\$1,711.15
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Subsequent of taxes paid on the property, with interest to for tax year 2023-17005 .	\$1,515.61
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$213.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,087.02
Additional Statutory Fees with Interest.	\$137.17
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$4,664.20

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

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

Given under my hand April 29, 2025

Christal G. Perry

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

2023-6-25
Harrison

MAY 12 2025 PM 12:36

Address is a Bank / No longer there

The within named George Stanton Jr (is not)

found in my bailiwick May 5 20 25

[Signature] Deputy for

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

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



(2023-C-000253-HARRISON COUNTY- WVTK LLC)

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 FAIRMONT, WV 26554

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Given under my hand April 29, 2025

MAY 12 2025 PM 12:36

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West Virginia State Auditor's
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1900 Kanawha Boulevard East
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BK1805 PG0957



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
GEORGE P STANTON JR, TRUSTEE - PERSONAL SERVICE
301 ADAMS ST
FAIRMONT, WV 26554

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[NTR LETTER]

MAY 12 2025 PM12:36

West Virginia State Auditor's Office
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(2023-C-000253-HARRISON COUNTY-WVTK LLC)

GEORGE P STANTON JR, TRUSTEE - PERSONAL SERVICE
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FAIRMONT, WV 26554

To: GEORGE P STANTON JR, TRUSTEE, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, PETER TICHNELL, MICHELLE ROACH, PETER TICHNELL, MICHELLE ROACH, 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.

MAY 12 2025 PM 12:36

BK1805 PG0959

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

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 ENTERPRISE, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Christal G. Perry

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

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

2023-C-253
Harrison

MAY 12 2025 PM 12:37

Not Marion Co
The withiri named Peter Tichnell (is not)
found in my bailiwick May 5 2025
[Signature] Deputy for
Roger D. Cunningham, Sheriff of Marlon County, West Virginia

West Virginia State Auditor's Office
 County Collections Division
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(2023-C-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL - PERSONAL SERVICE
 3728 HOOD AVE
 WORTHINGTON, WV 26568

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Given under my hand April 29, 2025

MAY 12 2025 PM 12:37

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 Deputy Commissioner of Delinquent and
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West Virginia State Auditor's
Office County Collections Division
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(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

West Virginia State Auditor's Office
County Collections Division
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(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
WORTHINGTON, WV 26568

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MAY 12 2025 PM12:37

2.0.3



Harrison County Sheriff's Office
609 West Main Street
Clarksburg, West Virginia 26301
Law Enforcement 304-423-7700
Civil Process 304-423-7708 / Home Incarceration 304-423-7710



OTHER

Return # 201398
Process # CIV25-03363
Docket # 2023-c-000253
Reference #

Harrison

STATE OF WEST VIRGINIA)
COUNTY OF HARRISON)

WV STATE AUDITORS OFFICE)
Plaintiff,)
- vs -)
PETER TICHNELL)
Defendant)

SUBSTITUTE SERVICE

I hereby certify that on the 28th day of May, 2025, a LETTER TO REDEEM PROPERTY, in the above entitled action, came into my hand for service. That on the 2nd day of June, 2025 at 3:28 PM, in said county, I did serve the documents on PETER TICHNELL.

Served the within a LETTER TO REDEEM PROPERTY on the within named PETER TICHNELL, on the 2nd day of June, 2025 at 3:28 PM by delivering on that day a copy of said a LETTER TO REDEEM PROPERTY to POSTED ON PROPERTY, (a member of His/Her family over the age of sixteen years), at His/her usual place of abode, 3728 HOOD AVE, ENTERPRISE, WV 26568 in Harrison County, West Virginia, giving the said POSTED ON PROPERTY information of the purport of said a LETTER TO REDEEM PROPERTY the said PETER TICHNELL not being found.

Item	Disburse To	Amount Owed	Amount Paid
		Total Owed	\$0.00
		Total Paid	\$0.00
		Uncollectible	\$0.00
		Remaining	\$0.00

Invoice # IN202503429
WV STATE AUDITORS OFFICE
1900 KANAWHA BLVD E APT BLDG #1/ROOM W-118, CHARLESTON, WV 25305-0009

Comments

Date Returned 6/2/25

Signed *Sandra Mikes* Date 6-2-25

Robert Matheny
Harrison County
By: Sandra Mikes
609 W MAIN ST
CLARKSBURG, WV 26301
Phone: (304) 423-7700
Fax: (304) 423-7945

20:11W 02:01 TTT

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

Can Be
Posted



(2023-C-000253-HARRISON COUNTY-WVTK LLC)
PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

BY
6-30

JUL 16 10:25 AM '10

{15DF9F2F-6403-4B53-BC04ED67915CAF57}[NTR LETTER]

RECEIVED

MAY 28 2025

HARRISON COUNTY
PROCESS DIVISION

12212

2.11.99

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



(2023-C-000253-HARRISON COUNTY-WVTK LLC)

PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

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20:11:02 15 12 2023

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



(2023-C-000253-HARRISON COUNTY- WVTK LLC)

PETER TICHNELL - PERSONAL SERVICE
3728 HOOD AVE
ENTERPRISE, WV 26568

DISTRICT CLAY OUTSIDE DISTRICT MAP 904 PARCEL 0057 0000 0000

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Christal G. Perry

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

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

2025 APR 29 10 51 AM

WVTK LLC 18102 Seneca Trail Marlinton, WV 24954	Local	3043894951	
	Toll Free		
	Fax	8155502328	
	URL		08/18/25

ATTN: Melinda Wickline
OFFICE OF THE STATE AUDITOR
1900 Kanawha BLVD, EAST
State Capitol Complex, Building 1, Room W-114
Charleston, WV 25305

Dear WWSAO,

Enclosed please find the following affidavit:
HARRISON COUNTY 2023-C-253 / GEORGE P STANTON JR, TRUSTEE
Notice by publications has been requested.

Thanks,

BK1805 PG0971

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7223

RE: HARRISON COUNTY 2023-C-253

WVTK LLC has stated to me that, to the best of it's knowledge and records, it has performed the following steps:

IN RESPONSE TO RE: GEORGE P STANTON JR, TRUSTEE (shown on auditors site, row)

WVTK LLC purchased the certificate of sale for HARRISON COUNTY 2023-C-253, delinquent in the name of TICHNELL PETER S. Described as 1 LOT 1 AS ENTERPRISE

WVTK LLC properly prepared and submitted a list of names to be serviced by the auditors office, along with sufficient deposit of funds. The names to be served included the following: GEORGE P STANTON JR, TRUSTEE, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, MICHELLE ROACH, PETER TICHNELL, WV STATE TAX DEPARTMENT

WVTK LLC requested the entities be served in the following manner:

GEORGE P STANTON JR, TRUSTEE
12 PHEASANT DR
FAIRMONT, WV 26554
by Certified mail, by publication

PETER TICHNELL
PO BOX 1062
MORGANTOWN, WV 26507
by Certified mail, by publication

MICHELLE ROACH
PO BOX 1062
MORGANTOWN, WV 26507
by Certified mail, by publication

PETER TICHNELL
PO BOX 131
THOMAS, WV 26292
by Certified mail, by publication

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26591-7617
by Certified mail, by publication

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26591-7617
by Certified mail, by publication

AUG 22 2025 AM 9:29

BK1805 PG0972

PETER TICHNELL
3728 HOOD AVE
WORTHINGTON, WV 26568
by Certified mail, by publication

MICHELLE ROACH
3728 HOOD AVE
WORTHINGTON, WV 26568
by Certified mail, by publication

IRS, Attn: Advisory Consolidated Receipts .
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042
by Certified mail, by publication

WV State Tax Department
Po Box 229
Charleston, WV 25321
by Certified mail, by publication

Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings, the Auditor requested additional steps in the following return mail letters:

RE: GEORGE P STANTON JR, TRUSTEE (shown on auditors site, NTR ID 11201/1)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon GEORGE P STANTON JR, TRUSTEE. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website;
Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested GEORGE P STANTON JR, TRUSTEE be served at 301 Adams St , Fairmont, WV 26554 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: PETER TICHNELL (shown on auditors site, NTR ID 11201/2)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PETER TICHNELL. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website;
Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested PETER TICHNELL be served at 3728 HOOD AVE , WORTHINGTON, WV 26568 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: MICHELLE ROACH (shown on auditors site, NTR ID 11201/3)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon MICHELLE ROACH. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website; **AUG 22 2025 4:3:29**

Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested MICHELLE ROACH be served at 3728 HOOD AVE , WORTHINGTON, WV 26568 by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: PETER TICHNELL (shown on auditors site, NTR ID 11201/4)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PETER TICHNELL. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website;
Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested PETER TICHNELL be served at PO BOX 131 , THOMAS WV 26292 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: PETER TICHNELL (shown on auditors site, NTR ID 11201/5)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon PETER TICHNELL. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website;
Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested PETER TICHNELL be served at 3728 HOOD AVE , WORTHINGTON WV 26591-7617 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: MICHELLE ROACH (shown on auditors site, NTR ID 11201/6)
Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon MICHELLE ROACH. These efforts included, but were not limited to completing the following steps:
Reviewing the results of the notices available in the scans on the auditor's website;
Review of available public records;
Review of online resources such as address finding sites, google, etc.
Having completed a diligent research, WVTK LLC requested MICHELLE ROACH be served at 3728 HOOD AVE , WORTHINGTON WV 26591-7617 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: PETER TICHNELL (shown on auditors site, NTR ID 11201/7)
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Having completed a diligent research, WVTK LLC requested PETER TICHNELL be served at 3728 HOOD AVE , WORTHINGTON WV 26568 , by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

RE: MICHELLE ROACH (shown on auditors site, NTR ID 11201/8

Upon receipt of the aforesaid request WVTK LLC made efforts to determine the best address to perfect service upon MICHELLE ROACH. These efforts included, but were not limited to completing the following steps:

Reviewing the results of the notices available in the scans on the auditor's website;

Review of available public records;

Review of online resources such as address finding sites, google, etc.

Having completed a diligent research, WVTK LLC requested MICHELLE ROACH be served at 3728 HOOD AVE, WORTHINGTON WV 26568, by returning the request to the state auditor's office with the sum sufficient to cover the cost of the notice.

The certificate remains unredeemed.

Having been unable to perfect service in a manner that satisfies the state auditor's office review, publication is called for by West Virginia code. WVTK LLC, having requested, paid for, and causing notice by publication, hereby requests the deed be issued to WVTK LLC.



Susan (Allie) Callison
West Virginia State Bar No: 14541

BK1805 PG0975

ORIGIN ID: BK1805 (304) 389-4931
OAK HALL
18102 SENECA TRL
NARLINGTON, WV 24854

UNITED STATES US

TO MELINDA WICKLINE

WV STATE AUDITORS OFFICE

1900 KANAWHA BLVD, EAST,

BUILDING 1, ROOM W-100

CHARLESTON, WV 25305

REF: (304) 558-2251

SHIP DATE: 21AUG25
ACT WT: 1.00 LB
G.D.: 2638807/BINNET4535
BILL SENDER

DEPT:



TRK 8837 5030 4484

60 CRWA

25305
WV-US HTS



FRI - 22 AUG 5:00P
STANDARD OVERNIGHT

PLG 22 2025 4:57:35

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