

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

This deed made this 6th day of February, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

REC-480 MAR 07 2025

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 April, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$1,400.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of DOCK HEATHER LEE ; and

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 and in pursuance of the statutes, doth grant unto WVTA 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 Mason, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$1,400.00.

Certificate of Sale Number: 2022-C-000173
013 AC WATERLOO SMITH CHURCH RD & ACORN LN , UNION DISTRICT

WVTA LLC
18102 SENECA TRL
MARLINTON WV 24954

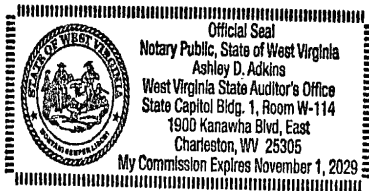
Witness the following signature:

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

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 6th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of February, 2025. My commission expires November 1, 2029,



Ashley D. Adkins
Notary Public

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

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000173

MASON COUNTY 15 UNION DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF MASON
ON 10/31/2022 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 15 408 0010 0002 0000 ACCOUNT # 06851195

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000018793	DOCK HEATHER LEE 1200 N RIVER AVE TORONTO	1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN OH 43967
	DELINQUENT TAXES	474.16
	INTEREST	35.57
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000018817	361.64
	TOTAL	941.37

GIVEN UNDER MY HAND THIS DATE 10/31/2022.

SHERIFF, COUNTY OF MASON

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: MASON COUNTY 2022-C-000173

APR 18 2023 10:18 AM

Memorandum of real estate sold in the county of MASON on this 18th day of April, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN

District: UNION

Map: 408

Parcel: 0010 0002 0000

Taxpayer:

DOCK HEATHER LEE
1200 N RIVER AVE
TORONTO, OH 43967

Delinquent Taxes: 2021 - 18793	\$579.73
Interest on Delinquent Taxes	\$34.78
Subsequent Taxes: 2022-18817 Taxpayer: DOCK HEATHER LEE	\$379.23
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$77.77
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,400.00
Amount Due	\$1,137.06
Surplus	\$262.94

Purchaser:

WVTA LLC
18102 SENECA TRL
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 August 16, 2023, 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

0010480 REC0190

Total Cost: \$49.75

Billing Name / Organization: WVTA LLC
Address: 18102 SENECA TRL
City / State / Zip : MARLINTON, WV 24954
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2022-C-000173
County: MASON COUNTY
Legal Description: 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN
Map: 408 Parcel: 0010 0002 0000

Name and address of those to be notified

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

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

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

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

HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706
USA

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

JUN 29 2023 12:33

MICHAEL C. DOSS

ATTORNEY AT LAW

821 TENTH AVENUE
MARLINTON, WV 24954

PHONE 680 7110 191

TELEPHONE
(304) 788-7118

FACSIMILE
(304) 788-7118

WVTA LLC
Attention: Oak Hall
18102 Seneca Trail
Marlinton, WV 24954

RE: DOCK HEATHER LEE

1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN
UNION District
Mason County, West Virginia

Certificate No. 2022-C-000173 CIN CTS-26-2022-173

Dear Oak Hall,

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



Michael C Doss
STATE BAR NO. 4642



D123047

JUN 29 '23 PM 2:58

TITLE WORKSHEET



D122607

0010480 REC0192

County 2022-C-173

OWNER DOCK HEATHER LEE Year 2021 Ticket 18793 Dist Q

Map 0408 Parcel 0010 Sub 0002

LEGAL

TITLE WORK CODE: CTS-26-2022-173

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019: DOCK HEATHER LEE Book/Page: 437/847 Tax Class: 3

LANDBOOK 2021: DOCK HEATHER LEE Book/Page: 437 / 847 Tax Class: 3

4/10/2018

Heather Lee Dock

437/847

Larry Lee Whittington

Doris Jane Whittington

Timothy L. McDade

Lisa R. McDade

4/18/2004

Larry Lee Whittington

382/544

Loretta Baker fka

Timothy L McDade

Loretta Baker Patterson

Lisa R McDade

Audrey Lynn Baker Randolph

12/5/1994

Loretta Baker Patterson

324/671

Charles Delano Baker

Audrey Lynn Baker Randolph

5/25/1983

Loretta Baker Patterson

271/261

Charles Delano Baker

Audrey Lynn Baker Randolph

Charles Delano Baker (4E)

Admitted 11/21/1981

Charles Delano Baker

WB17/603

Thomas Nicholson Baker

DoB: 10/13/1981

Dock, Heather

01

07

Area

Heather Lee Dock

MS-437/847

1200 North River Avenue

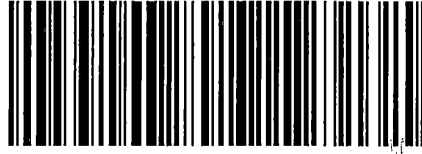
Turkey, OH 43964-1706

Stop 5/7/20 - 9:47am

JUN 29 '20 PM 2:53

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 4841 31

DEC 18 10 19 2019



(2022-C-000173-MASON COUNTY-WVTA LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

NOV 04 80 AM 01 94



(2022-C-000173-MASON COUNTY-WVTA LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

To: HEATHER LEE DOCK, 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

BOOK 0480 PAGE 0195



(2022-C-000173-MASON COUNTY- WVTA LLC)

THE RIVER CITIES TRIBUNE
PO BOX 2000
CLARKSBURG, WV 26302

DISTRICT UNION MAP 408 PARCEL 0010 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000173** , located in UNION District, 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN which was returned delinquent or nonentered in the name of DOCK HEATHER LEE , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after January 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before December 31, 2024 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 2021 - 18793 .	\$730.46
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 2022-18817 .	\$452.43
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$201.55
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$657.21
Additional Statutory Fees with Interest.	\$422.33
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,463.98

You may redeem at any time before December 31, 2024 by paying the above total less any unearned interest.

Given under my hand October 4, 2024

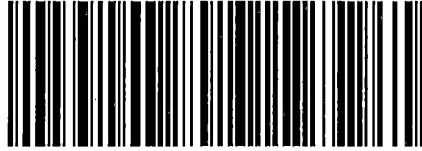
G. Russell Rollyson, Jr.

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

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 4841 48



(2022-C-000173-MASON COUNTY-WVTA LLC)

RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

9414 8091 0924 9001 4841 48

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

DATE: 80 MAR 01 97



(2022-C-000173-MASON COUNTY-WVTA LLC)

RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

To: HEATHER LEE DOCK, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT,
or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators,
fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent
property, and other parties that may have any interest in the subject property.

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

BOOK 480 PAGE 198



(2022-C-000173-MASON COUNTY- WVTA LLC)

RIVER CITIES REGISTER
POST OFFICE BOX 2000
CLARKSBURG, WV 26302

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Given under my hand October 4, 2024

G. Russell Rollyson, Jr.

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

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

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

0010480 0000199



(2022-C-000173-MASON COUNTY-WVTA LLC)

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

[E810B069-1357-4420-A9AEB3099A5A4997][NTR LETTER]

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

BOOK 480 PAGE 200



(2022-C-000173-MASON COUNTY-WVTA LLC)

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

To: HEATHER LEE DOCK, 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

DUPLICATE 480 PAPER 201



(2022-C-000173-MASON COUNTY- WVTA LLC)

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

DISTRICT KYLE MAP 40 PARCEL UNION 408 0010 0002 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 18793 .	\$672.49
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 2022-18817 .	\$415.83
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$196.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$599.75
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,884.12

You may redeem at any time before February 24, 2024, by paying the above total less any unearned interest.

Given under my hand September 27, 2023

G. Russell Rollyson, Jr.

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

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

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

BOOK 480 PAGE 202



(2022-C-000173-MASON COUNTY-WVTA LLC)
WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

DOCK & 80 MAR 20 2023



(2022-C-000173-MASON COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

To: HEATHER LEE DOCK, 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

0010480 REED 204



(2022-C-000173-MASON COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT - REGULAR MAIL
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL UNION 408 0010 0002 0000

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G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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**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**

9414 8091 0924 9001

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4841 31. Our records indicate that this item was delivered on 10/07/2024 at 12:36 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :



B Matthews

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.

POSTID: 80 INFO: 206

Date Produced: 10/14/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4841 48. Our records indicate that this item was delivered on 10/07/2024 at 12:36 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :



B Matthews

Address of Recipient :

7060

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.



BOOK 04,80 PAGE 0207

Date Produced: 04/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2431 10. Our records indicate that this item was delivered on 04/19/2024 at 02:14 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature X	<i>Jonathan Annett</i>
Printed Name	Jonathan Annett

Address of Recipient :

Delivery Address	18102 Service Tr
------------------	------------------

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

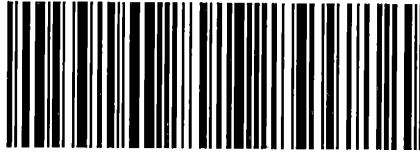
Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000173 *Mason*

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 9000 9450 08



(2022-C-000173-MASON COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

9414 8091 0924 9000 9450 08

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

BOOK 0480 PAGE 0209



(2022-C-000173-MASON COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: HEATHER LEE DOCK, 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

BOOK 480 PAGE 0210



(2022-C-000173-MASON COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL UNION 408 0010 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000173** , located in UNION District, 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN which was returned delinquent or nonentered in the name of DOCK HEATHER LEE , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after February 25, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 24, 2024 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 2021 - 18793 .	\$672.49
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 2022-18817 .	\$415.83
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$196.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$599.75
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,884.12

You may redeem at any time before February 24, 2024 by paying the above total less any unearned interest.

Given under my hand September 27, 2023

G. Russell Rollyson, Jr.

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



April 15, 2024

Dear 2022 C 173 MASON COUNTY:

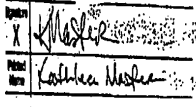

BOOK 04 80 PAGE 0211

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9000 9450 08.

Item Details

Status: Delivered, Individual Picked Up at Postal Facility
Status Date / Time: September 28, 2023, 6:25 am
Location: CHARLESTON, WV 25321
Postal Product: USPS Ground Advantage™
Extra Services: Certified Mail™
Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

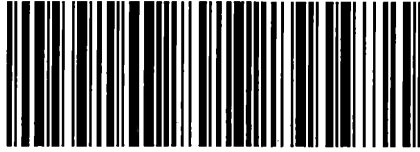
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9449 95



(2022-C-000173-MASON COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

2022 SEP 08 04:50 PM

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

DOCKO 480 PACEO 213



(2022-C-000173-MASON COUNTY-WVTA LLC)

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

To: HEATHER LEE DOCK, 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

BOOK 480 PAGE 214



(2022-C-000173-MASON COUNTY- WVTA LLC)

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

DISTRICT KYLE MAP 40 PARCEL UNION 408 0010 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000173** , located in UNION District, 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN which was returned delinquent or nonentered in the name of DOCK HEATHER LEE , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after February 25, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 24, 2024 will be as follows:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$196.05
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$599.75
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,884.12

You may redeem at any time before February 24, 2024 by paying the above total less any unearned interest.

Given under my hand September 27, 2023

G. Russell Rollyson, Jr.

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



April 15, 2024

Dear 2022 C 173 MASON COUNTY:

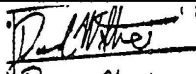
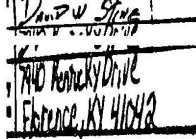
BOOK 0480 PAGE 0215

The following is in response to your request for proof of delivery on your item with the tracking number:
9414 8091 0924 9000 9449 95.

Item Details

Status: Delivered, Left with Individual
Status Date / Time: September 29, 2023, 1:43 pm
Location: FLORENCE, KY 41042
Postal Product: First-Class Mail®
Extra Services: Certified Mail™
Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

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

BOOK 0480 PAGE 0217



(2022-C-000173-MASON COUNTY-WVTA LLC)

HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706

To: HEATHER LEE DOCK, 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

BOOK 480 PAGE 0218



(2022-C-000173-MASON COUNTY- WVTA LLC)

HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706

DISTRICT KYLE MAP 40 PARCEL UNION 408 0010 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000173** , located in UNION District, 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN which was returned delinquent or nonentered in the name of DOCK HEATHER LEE , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after February 25, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 24, 2024 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 2021 - 18793 .	\$672.49
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Subsequent of taxes paid on the property, with interest to for tax year 2022-18817 .	\$415.83
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$196.05
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,884.12

You may redeem at any time before February 24, 2024 by paying the above total less any unearned interest.

Given under my hand September 27, 2023

G. Russell Rollyson, Jr.

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

912030 08480 PAGE 0219

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

(2022-C-000173-MASON COUNTY-WVTA LLC)
HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706

CERTIFIED MAIL™

USPS CERTIFIED MAIL



9414 8091 0924 9000 9449 88

CHARLESTON WV 25305

SEP 23 PM 3:11



US POSTAGE
ZIP 25305 \$ 007.18
02 4W
0000381984 SEP. 27. 2023

0CT 11 23 AM 11:07

2530502139 UTR

NIXIE 152 FE 1 0010/05/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 25305002139 *1871-06162-27-41

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 2431 10



(2022-C-000173 - MASON COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

0720 PM '22

E810B069-1357-4420-A9AEB3099A5A4997}[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



BOOK 480 PAGE 221



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
04/16/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: MASON COUNTY 2022-C-000173
HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706

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 **\$194.36** 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,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

BOOK 480 PAGE 222

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.

Supplemental Notice to Redeem Form

7/11/04 8:00 AM Total Cost: \$133.85

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304--38-9-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000173

County: MASON

Legal Description: 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN

Map: 408 Parcel: 0010 0002 0000

Name and address of those to be notified

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

HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964
USA

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

LS:01/11/04 8:00 AM

PUBLISHER'S CERTIFICATE

I, Stacie Pearson
Classified Manager of THE RIVER CITIES
TRIBUNE, a newspaper of general circulation
published in the city of Gallipolis, Gallia Co. OH,
Pomeroy, Meigs Co. OH, and Point Pleasant, Mason
Co. WV, County and state aforesaid, do hereby
certify that the annexed:

BOOK 480 PAGE 224

2022-C-000173-MASON COUNTY-WVTA LLC

was published in THE RIVER CITIES TRIBUNE 3
time(s) commencing on 10/15/2024 and ending on
10/29/2024 at the request of

WV STATE AUDITOR'S OFFICE - RIVE.

Given under my hand this 10/29/2024.

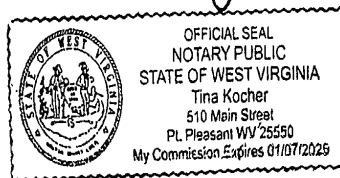
The publisher's fee for said publication is: \$89.74.

Stacie Pearson
Classified Manager of
THE RIVER CITIES TRIBUNE

Subscribed to and sworn to before me this
10/29/2024

Tina Kocher
Notary Public in and for Gallia, Meigs and Mason
Counties

My commission expires on ^{NOV 6 '24 @ 11:43}
The 7th day of Jan 20 25



(2022-C-000173-MASON COUNTY-
WVTA LLC)

To: HEATHER LEE DOCK, IRS,
ATTN: ADVISORY CONSOLIDATED
RECEIPTS, WV STATE TAX DE-
PARTMENT, or heirs at law, devi-
sors, creditors, representatives, suc-
cessors, assigns, all known heirs,
guardians, conservators, fiduciaries,
administrators, beneficiaries, 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 UNION MAP 408 PAR-
CEL 0010 0002 0000

You will take notice that WVTA LLC,
the purchaser of the following real
estate, Cert No. 2022-C-000173,
located in UNION District, 1.013 AC
WATERLOO SMITH CHURCH RD &
ACORN LN which was returned
delinquent or nonentered in the name
of DOCK HEATHER LEE, and was
sold by the deputy commissioner of
delinquent and non entered lands of
MASON County at the sale for the
delinquent taxes on April 18, 2023.
WVTA LLC requests that you be
notified a deed for such real estate
will be made on or after January 1,
2025, as provided by law, unless
before that day you redeem such real
estate. The amount needed to
redeem on or before December 31,
2024 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 2021 - 18793.

\$730.46

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
2022-18817.

\$452.43

Additional taxes with interest.

\$0.00

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

\$201.55

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

\$657.21

Additional Statutory Fees with Inter-
est.

\$422.33

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

\$2,463.98

You may redeem at any time before
December 31, 2024 by paying the
above total less any unearned
interest.

Given under my hand October 4,
2024

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent
and Non entered Lands of MASON
County, State of West Virginia

Return this letter and
payment to the
West Virginia State
Auditor's Office,
County Collections Division
1900 Kanawha Blvd East,
Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call
1-888-509-6588

BOOK 480 PAGE 0225

NOV 6 '24 AM 11:43

BOOK 0480 PAGE 0226

PUBLISHER'S CERTIFICATE

I, Tamia Lawson

Classified Manager of THE RIVER CITIES REGISTER, a newspaper of general circulation published in the city of Gallipolis, Gallia Co. OH, Pomeroy, Meigs Co. OH, and Point Pleasant, Mason Co. WV, County and state aforesaid, do hereby certify that the annexed:

2022-C-000173-MASON COUNTY-WVTA LLC

was published in THE RIVER CITIES REGISTER 3 time(s) commencing on 10/18/2024 and ending on 11/01/2024 at the request of

WV STATE AUDITOR'S OFFICE - RIVE.

Given under my hand this 11/01/2024.

The publisher's fee for said publication is: \$89.74.

Tamia Lawson

Classified Manager of
THE RIVER CITIES REGISTER

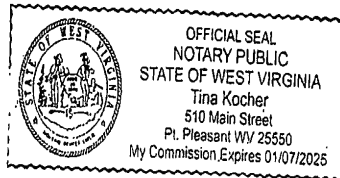
Subscribed to and sworn to before me this
11/01/2024

Tina Kocher

Notary Public in and for Gallia, Meigs and Mason
Counties

My commission expires 01/07/2025

The 7th day of Jan 20 25



(2022-C-000173-MASON COUNTY-
WVTA LLC)

To: HEATHER LEE DOCK, IRS,
ATTN: ADVISORY CONSOLIDATED
RECEIPTS, WV STATE TAX DE-
PARTMENT, or heirs at law, devi-
sees, creditors, representatives, suc-
cessors, assigns, all known heirs,
guardians, conservators, fiduciaries,
administrators, tenants, co-
owners, other parties having an
undivided interest in the delinquent
property, and other parties that may
have any interest in the subject
property.

0000400 WBE0227

DISTRICT UNION MAP 408 PAR-
CEL 0010 0002 0000

You will take notice that WVTA LLC,
the purchaser of the following real
estate, Cert No. 2022-C-000173,
located in UNION District 1.013 AC
WATERLOO SMITH CHURCH RD &
ACORN LN which was returned
delinquent or nonentered in the name
of DOCK HEATHER LEE, and was
sold by the deputy commissioner of
delinquent and non entered lands of
MASON County at the sale for the
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WVTA LLC requests that you be
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will be made on or after January 1,
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certification, with interest, for tax year
ticket number 2021 - 18793.

\$730.46

Back tax tickets, with interest and
charges due on the date of certifi-
cation for ticket number

\$0.00

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property, with interest to for tax year
2022-18817.

\$452.43

Additional taxes with interest.

\$0.00

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

\$201.55

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

\$657.21

Additional Statutory Fees with Inter-
est.

\$422.33

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

\$2,483.98

You may redeem at any time before
December 31, 2024 by paying the
above total less any unearned
interest.

Given under my hand October 4,
2024

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent
and Non entered Lands of MASON
County, State of West Virginia.

NOV 6 '24 AM 11:44

Return this letter and
payment to the
West Virginia State
Auditor's Office,
County Collections Division
1900 Kanawha Blvd East,
Building 1, Room W-114
Charleston, West Virginia, 25305.
Questions please call
1-888-609-6568

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

NOV 04 90 1150 228



(2022-C-000173-MASON COUNTY-WVTA LLC)
HEATHER LEE DOCK - PERSONAL SERVICE
1200 N RIVER AVE
TORONTO, OH 43964

E810B069-1357-4420-A9AEB3099A5A4997}[NTR LETTER]

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

BOOK 480 PAGE 229



(2022-C-000173-MASON COUNTY-WVTA LLC)

HEATHER LEE DOCK - PERSONAL SERVICE
1200 N RIVER AVE
TORONTO, OH 43964

To: HEATHER LEE DOCK, 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

20220480 20220230



(2022-C-000173-MASON COUNTY- WVTA LLC)

HEATHER LEE DOCK - PERSONAL SERVICE
1200 N RIVER AVE
TORONTO, OH 43964

DISTRICT UNION MAP 408 PARCEL 0010 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000173** , located in UNION District, 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN which was returned delinquent or nonentered in the name of DOCK HEATHER LEE , and was sold by the deputy commissioner of delinquent and nonentered lands of MASON County at the sale for the delinquent taxes on April 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after August 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before July 31, 2024 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 2021 - 18793 .	\$701.47
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 2022-18817 .	\$434.13
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$198.80
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$629.73
Additional Statutory Fees with Interest.	\$198.25
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,162.38

You may redeem at any time before July 31, 2024 by paying the above total less any unearned interest.

Given under my hand May 28, 2024

G. Russell Rollyson, Jr.

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

JUL 17 2024 AM 11:09

AFFIDAVIT OF NON-SERVICE

State of West Virginia

BOOK 0480 PAGE 0231

County of Mason

Case Number: 2022-C-173

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Heather Lee Dock, 1200 N River Ave, Toronto, OH 43964.**

I, Charles Metzger, being duly sworn, depose and say that on the **13th day of June, 2024 at 4:45 pm, I:**

NON-SERVED the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find **Heather Lee Dock** or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:

6/4/2024 8:30 am Attempted 1200 N River Ave, Toronto, OH 43964. This is a business/restaurant. Last Resort Riverfront Bar & Grill. Closed at this time.

6/13/2024 4:45 pm Attempted 1200 N River Ave, Toronto, OH 43964. Spoke with current owner David Ott who advised subject was the former owner. He provided a tax statement which might include a new address. Tried to post to the door and he immediately took it down and refused to let me post.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.




Charles Metzger
Process Server

FALCON EXPRESS SERVICES, LLC
P.O. Box 874
Charleston, SC 29402-0874
(843) 577-9696

Our Job Serial Number: FES-2024005071

Subscribed and Sworn to before me on the 17 day
of June, 2024 by the affiant who is
personally known to me.


NOTARY PUBLIC
My Commission Expires: 7-20-2025



Frank Scott
Notary Public
State of Ohio
Certificate # 2015-RE-538988
My Commission Expires
July 20, 2025





18102 Seneca Trail
Marlinton, WV 24954

BOOK 0480 PAGE 232
URL

Local 3047994440
Toll Free
Fax 8155502328

09/04/24

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

Dear WVSAC,

Enclosed please find the following affidavit:
MASON COUNTY 2022-C-173 [REDACTED]
Please publish, funds enclosed (210.16)

Thanks,

SEP 9 24 PM 12:44

AFFIDAVIT

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

WVTA LLC has avared to me that, to the best of it's knowledge and records, it has preformed the following steps:

WHEREAS WVTA LLC purchased the certificate of sale for MASON COUNTY 2022-C-173, delinquent in the name of DOCK HEATHER LEE. Described as 1.013 AC WATERLOO SMITH CHURCH RD & ACORN LN

WHEREAS WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: HEATHER LEE DOCK, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT

WHEREAS WVTA LLC requested the entities be served in the following manner:

HEATHER LEE DOCK
1200 N RIVER AVE
TORONTO, OH 43964-1706
by Certified mail

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

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

WHEREAS 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: HEATHER LEE DOCK (shown on auditors site, NTR ID 807/1
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon HEATHER LEE DOCK . These efforts included but not limited to:
Full review of the results of the notices available in the scans on the auditors website
Review of available public records
Review of online resources such as address finding sites, google, etc.
Having completed diligent research, WVTA LLC requested HEATHER LEE DOCK be served at 1200 N RIVER AVE , TORONTO, OH 43964 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

WHEREAS the certificate remaining unredeemed.

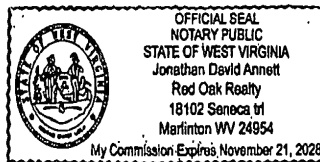
WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC requests notice by publication and hereby deposits funds sufficient for publication simutaniously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed it proper.

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

State of West Virginia
County of Pocahontas

Taken, sworn to, and ascribed to this the 5 day of 9, 2024

Jonathan David Annett
Notary Public
My commission expires: 11/21/25



Mason County
Diana N Cromley, Clerk
Instrument 328747
02/10/2025 @ 03:33:07 PM
TAX DEED
Book 480 @ Page 187
Pages Recorded 47
Recording Cost \$
Transfer Tax \$
Farm Land Tax \$
3.30
97.00
8.25
3.30
SEP 9 '24 PM 12:44

SEP 09 00 PM 02:33