

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON WV 24954-6840

238

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

Name / Organization: WVTJ LLC

Address: 18102 Seneca Trail

City: Marlinton

Phone: 3043894951 ext:



State: WV Zip: 24954

Certification / Certificate Number: 2021-S-0000000071

(One certification per page)

County: Braxton

Legal Description: LITTLE BUFFALO CREEK 3.0 AC

**Name and address of those to be notified (Please Check All that Apply):**

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

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

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

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

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

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

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

IRS, Attn: Advisory Consolidated Receipts  
7940 Kentucky Drive  
Stop 2850F  
Florence, KY 41042

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR

22 SEP 6 AM 11:37

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

Name / Organization: WVTJ LLC

Address: 18102 Seneca Trail

City: Marlinton

Phone: 3043894951 ext:



State: WV Zip: 24954

Certification / Certificate Number: 2021-S-0000000071

(One certification per page)

County: Braxton

Legal Description: LITTLE BUFFALO CREEK 3.0 AC

**Name and address of those to be notified (Please Check All that Apply):**

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

WV State Tax Department  
Po Box 229  
Charleston, WV 25321

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

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

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

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead. Please check the box if you are attaching additional pages with this NTR

**MICHAEL C. DOSS**  
ATTORNEY AT LAW

921 TENTH AVENUE  
MARLINTON, WV 24954

TELEPHONE  
(304) 788-7118  
FACSIMILE  
(304) 788-7118

March, 22nd 2022

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

RE: GORDON LINDA FAYE

LITTLE BUFFALO CREEK 3.0 AC  
OTTER District  
Braxton County, West Virginia

Certificate No. 2021-S-000000071 CIN ST1-04-2021-71

Dear Oak Hall,

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



DI15081

22 SEP 6 AM 11:37

# TITLE WORKSHEET

Braxton County 2021-S-71

OWNER GORDON LINDA FAYE Year 2020 Ticket 18482 Dist (6)

Map 008Q Parcel 0003 Sub 0001

LEGAL LITTLE BUFFALO CREEK 3.0 AC

TITLE WORK CODE: STI-04-2021-71  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2021: GORDON LINDA FAYE Book/Page: 0266 / 0462 Tax Class: 3

LANDBOOK 2020,2019,2018,2017,2016,2015,2014,2013,2012,2011,2010: GORDON LINDA FAYE Book/Page: 0266/ 0462 Tax Class: 3

LANDBOOK 2009,2008,2007,2006,2005,2004: GORDON LINDA FAYE Book/Page: 0266/ 0462 Tax Class: 2

LANDBOOK 2003: KNIGHT C R & FAYE Book/Page: 0266/ 0462 Tax Class: 2

rec'd  
6/14/2003

Linda Faye Gordon

WB 33/99

Faye Knight (1/2)

rec'd  
12/1/2003

Linda Faye Gordon (1/2)

WB 32/1073

(Charles R Knight)  
CR Knight (1/2)

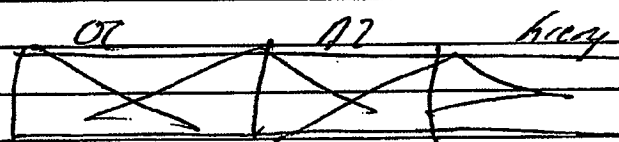
10/24/1950

C R Knight  
Faye Knight

266/462

Otis Mick  
Luella Mick

Gordon Linda Faye



Linda Faye Gordon

AG = 70/285

3407 Bennington Lane

Clifton Forge, VA 24422

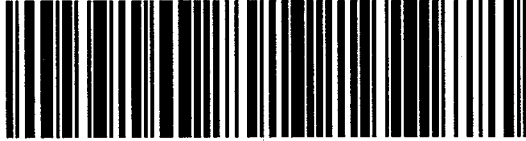
AG 3/22/22 = 12147 P03

22 SEP 6 AM 11:37

---

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 9000 5199 57

---



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,332.88
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

**CERTIFIED MAIL™**

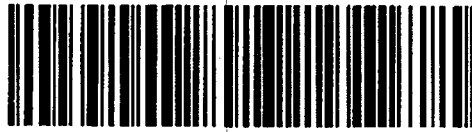
US POSTAGE PAID PITNEY BOWES



ZIP 25305 **\$ 006.57<sup>0</sup>**  
02 4W  
0000381984 DEC. 22. 2022

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 5199 57

*EWB*  
1st NOTICE 12-30-22  
2nd NOTICE  
RETURNED  
DEC 26 9 9 26

(2021-S-00000071 - Braxton County - WVTJ LLC)

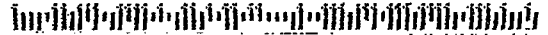
LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

NIXIE 231 FE 1 6001/17/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

~~24426-5539~~  
~~24426-5539~~  
25305-0021

BC: 25305002139 \*0271-05384-27-38



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 8174 28

---



(2021-S-000000071 - BRAXTON COUNTY)  
WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-118  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305



## State of West Virginia

**John B. McCuskey**

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

03/17/2023

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

RE: BRAXTON COUNTY 2021-S-0000000071  
**LINDA GORDON**  
**414 BOYS HOME ROAD**  
**COVINGTON, VA 24426-5539**

Dear Purchaser:

As a purchaser of a tax lien at the Sheriff'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 or refused, 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 or refused, you will be required 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 will have **fourteen (14) days** 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, or refused.

Please provide the West Virginia State Auditor's Office, within **fourteen (14) days** from the date of this letter the additional address and an additional estimated cost of **\$133.57** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **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 option 2.

Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson Jr.

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate of Sale:**

**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.**

'23 MAR 29 PM 2:11

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

REQUEST ID 5988

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000071

**County:** BRAXTON

**Legal Description:**

LITTLE BUFFALO CREEK 3.0 AC

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

**Personal Service**

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426

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



RML5988P2

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

(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON- PERSONAL SERVICE  
414 BOYS HOME ROAD  
COVINGTON, VA 24426



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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON- PERSONAL SERVICE  
414 BOYS HOME ROAD  
COVINGTON, VA 24426

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
LINDA GORDON- PERSONAL SERVICE  
414 BOYS HOME ROAD  
COVINGTON, VA 24426

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after July 30, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, July 29, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to July 29, 2023.	\$115.26
Amount of subsequent years taxes paid on the property, since the sale, with interest to July 29, 2023.	\$37.01
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to July 29, 2023.	\$670.59
Amount paid for other statutory costs with interest from following the sheriff's sale to July 29, 2023.	\$537.85
<b>Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	<b>\$1,360.71</b>
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before July 29, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

**AFFIDAVIT OF SERVICE**

State of West Virginia

County of Braxton

Case Number: 2021-S-71

**WVTJ LLC**

Received by **FALCON EXPRESS SERVICES, LLC** to be served on **Linda Gordon, 414 Boys Home Road, Covington, VA 24426.**

I, Travis Pyles, being duly sworn, depose and say that on the **22nd day of June, 2023** at **1:01 pm, I:**

**POSTED** by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **DWELLING PLACE OR USUAL PLACE OF ABODE** at the address of: **414 Boys Home Road, Covington, VA 24426.**

**Additional Information pertaining to this Service:**

Subject does not live at address per current resident.

Is the place of service the dwelling / usual place of abode for the party served? ( ) Yes ( ) No ( ) Unknown

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.

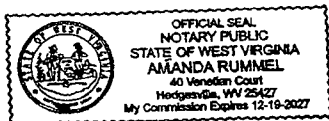
*Travis Pyles*  
\_\_\_\_\_  
**Travis Pyles**  
Process Server

Subscribed and Sworn to before me on the 20 day of July, 23 by the affiant who is personally known to me.

*Amanda Rummel*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/19/27

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

Our Job Serial Number: FES-2023005057



RCVD JUL 28 '23

**AFFIDAVIT OF SERVICE**

State of West Virginia

County of Braxton

Case Number: 2021-S-71

WVTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Linda Gordon, 414 Boys Home Road, Covington, VA 24426.

I, Travis Pyles, being duly sworn, depose and say that on the 22nd day of June, 2023 at 1:01 pm, I:

POSTED by attaching a true copy of the CERTIFICATE OF SALE NOTICE with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's DWELLING PLACE OR USUAL PLACE OF ABODE at the address of: 414 Boys Home Road, Covington, VA 24426.

**Additional Information pertaining to this Service:**

Subject does not live at address per current resident.

Is the place of service the dwelling / usual place of abode for the party served? ( ) Yes ( ) No ( ) Unknown

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.

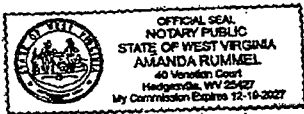
*Travis Pyles*  
\_\_\_\_\_  
Travis Pyles  
Process Server

Subscribed and Sworn to before me on the 20 day of July 23 by the affiant who is personally known to me.

*Amanda Rummel*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/19/27

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

Our Job Serial Number: FES-2023005057

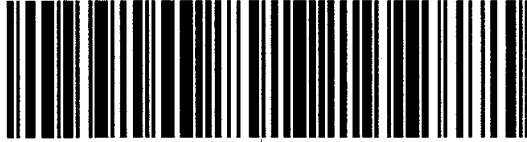


RCVD JUN 28 '23

---

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 9000 5199 40

---



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

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



(2021-S-0000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,332.88
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

**CERTIFIED MAIL™**



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 **\$ 006.57<sup>0</sup>**  
02 4M  
0000381984 DEC. 22. 2022

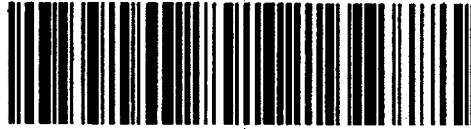
JAN 19 '23 AM 11:07

*Fwd*

1st NOTICE  
2nd NOTICE  
RETURNED  
*12-30-22*

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 5199 40

(2021-S-0000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

NIXIE 231 FE 1 0001/17/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

007201003110: 2 3

244265539  
244265539  
253050021

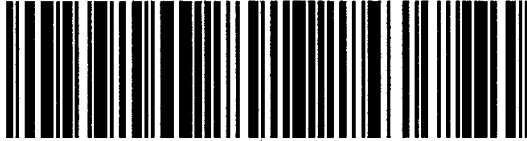
BC: 25305002139 \*0271-05385-27-38



---

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 9000 8174 11

---



(2021-S-0000000071 - BRAXTON COUNTY)  
WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-118  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305



## State of West Virginia

**John B. McCuskey**  
State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
03/17/2023

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

RE: BRAXTON COUNTY 2021-S-0000000071  
**LINDA GORDON**  
**414 BOYS HOME RD**  
**COVINGTON, VA 24426-5539**

Dear Purchaser:

As a purchaser of a tax lien at the Sheriff'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 or refused, 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 or refused, you will be required 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 will have **fourteen (14) days** 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, or refused.

Please provide the West Virginia State Auditor's Office, within **fourteen (14) days** from the date of this letter the additional address and an additional estimated cost of **\$133.57** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **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 option 2.

Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson Jr.

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate of Sale:**

**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.**



# State of West Virginia

**John B. McCuskey**

**State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands**

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

Toll Free: (888) 509-6568  
Telephone: (304) 558-2262  
Fax: (304) 558-4156  
[www.wvsao.gov](http://www.wvsao.gov)

September 22, 2023

WWTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

RE: Certificate of Sale Number: BRAXTON COUNTY 2021-S-71  
LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

WWTJ LLC:

To address claims raised in recent Federal court proceedings challenging the sufficiency of the notice, the West Virginia State Auditor's Office have instituted changes to our notice to redeem process.

Personal service on the above captioned individual was returned to the West Virginia State Auditor's Office as a result of the process server's **Affidavit of Non-Service**.

Please contact your attorney to see how you wish to ensure service of process upon LINDA GORDON and provide the West Virginia State Auditor's Office with that information and the necessary funds to provide that service within fourteen (14) days if you wish to continue with the deed process.

If you have any questions please free to contact me.

Sincerely,

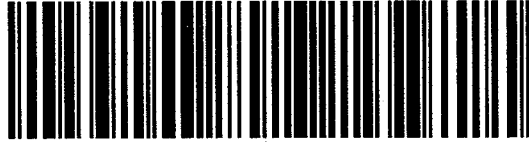
*G. Russell Rollyson, Jr.*

G. Russell Rollyson Jr.  
Senior Deputy State Auditor

---

**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 9000 5199 33

---



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,332.88
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

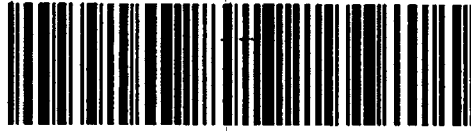
**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

**CERTIFIED MAIL**

US POSTAGE PAID PITNEY BOWES  
ZIP 25305 \$006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 22. 2022

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 5199 33

*UNC*  
12-30-22  
1-4-23  
1-1-23

(2021-S-00000071 - Braxton County - WVTJ LLC)

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

NIXIE 231 DE 1 0001/20/23  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 25305000999 \*0271-05386-27-38  
253050009

---

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 9000 8174 04

---



(2021-S-000000071 - BRAXTON COUNTY)  
WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

Office of the State Auditor  
County Collections Division  
State Capitol, Building 1, Suite W-118  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305



## State of West Virginia

**John B. McCuskey**  
State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands  
03/17/2023

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

RE: BRAXTON COUNTY 2021-S-0000000071  
**LINDA GORDON**  
**3407 BENNINGTON LN**  
**CLIFTON FORGE, VA 24422-3410**

Dear Purchaser:

As a purchaser of a tax lien at the Sheriff'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 or refused, 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 or refused, you will be required 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 will have *fourteen (14) days* 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, or refused.

Please provide the West Virginia State Auditor's Office, within *fourteen (14) days* from the date of this letter the additional address and an additional estimated cost of **\$133.57** Which represents the funds required to prepare and serve the notice to redeem by personal process service. **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 option 2.

Sincerely,

*G. Russell Rollyson Jr.*

G. Russell Rollyson Jr.

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate of Sale:**

**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\*\***

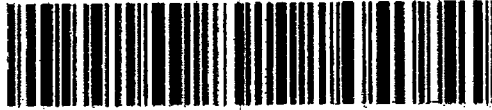
**Personal Service**

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

---

**USPS CERTIFIED MAIL**

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



**9414 8091 0924 9000 9280 56**

---

2021-S-71 BRAXTON COUNTY

**WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954**

Shipper Ref: 2021-S-71 BRAXTON COUNTY

WVTJ LLC  
18102 Seneca Trail  
Marlinton, WV 24954

Local 3043894951  
Toll Free  
Fax 8155502328  
URL

10/02/23

---

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

Dear WVSAO,

Enclosed please find the following affidavit:  
BRAXTON 2021-S-71 / LINDA GORDON- PERSONAL SERVICE  
Please publish, funds enclosed (370.36)

Thanks,

OCT 5 '23 @ 11:10

**AFFIDAVIT IN RESPONSE TO NONE SERVICE LETTER**

I, the undersigned, Michael C. Doss attorney at law, hereby affirm under penalty of perjury, that:

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

**IN RESPONSE TO RETURN MAIL LETTER RE:** Dated: 10/02/2023 (shown on auditors site, row 0)

**WHEREAS** WVTJ LLC purchased the certificate of sale for BRAXTON COUNTY 2021-S-71, delinquent in the name of GORDON LINDA FAYE. Described as LITTLE BUFFALO CREEK 3.0 AC

**WHEREAS** WVTJ 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: IRS, Attn: Advisory Consolidated Receipts, LINDA GORDON, WV State Tax Department

**WHEREAS** WVTJ LLC requested the entities be served in the following manner:

LINDA GORDON  
414 BOYS HOME ROAD  
COVINGTON, VA 24426-5539

LINDA GORDON  
414 BOYS HOME RD  
COVINGTON, VA 24426-5539

LINDA GORDON  
3407 BENNINGTON LN  
CLIFTON FORGE, VA 24422-3410

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:

**RETURN MAIL LETTER RE: LINDA GORDON** Dated: 03/17/2023 (shown on auditors site, row 13 By tracking number 9414809109249000817404  
Upon receipt of the aforementioned request WVTJ LLC made efforts to determine the best address to perfect service upon LINDA GORDON . 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, WVTJ LLC requested LINDA GORDON be served at 414 BOYS HOME ROAD , COVINGTON, VA 24426 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RETURN MAIL LETTER RE: LINDA GORDON** Dated: 03/17/2023 (shown on auditors site, row 14 By tracking number 9414809109249000817411  
Upon receipt of the aforementioned request WVTJ LLC made efforts to determine the best address to perfect service upon LINDA GORDON . 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, WVTJ LLC requested LINDA GORDON be served at 414 BOYS HOME RD , COVINGTON, VA 24426-5539 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

**RETURN MAIL LETTER RE: LINDA GORDON** Dated: 03/17/2023 (shown on auditors site, row 15 By tracking number 9414809109249000817428  
Upon receipt of the aforementioned request WVTJ LLC made efforts to determine the best address to perfect service upon LINDA GORDON . 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, WVTJ LLC requested LINDA GORDON be served at 414 BOYS HOME ROAD , COVINGTON, VA 24426-5539 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 properly requested the deed as required by statute and deposited any funds required by the auditor at that time.

OCT 5 '23 04:11:10

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. WVTJ LLC requests notice by publication and hereby deposits funds sufficient for publication simultaneously herewith. WVTJ LLC hereby requests the deed be issued for to WVTJ LLC, upon the expiration of redemption period afforded by publication issuance of the deed it proper.

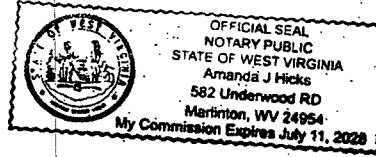
*Michael C Doss*  
MICHAEL C DOSS  
West Virginia State Bar No: 4642

Sate of West Virginia  
County of Pocahontas

Taken, sworn to, and ascribed to this the 3<sup>rd</sup> day of Oct, 2023

*Amanda J Hicks*  
Notary Public

My commission expires: July 11, 2028

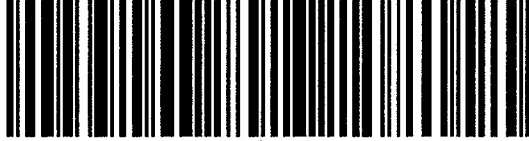


OCT 5 '23 AM 11:10

---

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 9000 5203 59

---



(2021-S-00000071 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,332.88
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

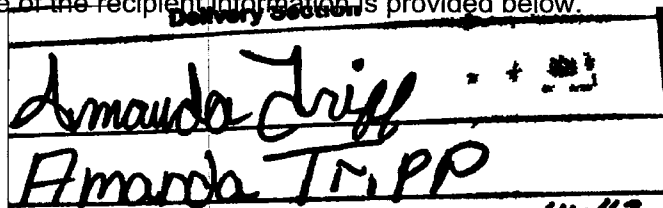


Date Produced: 01/02/2023

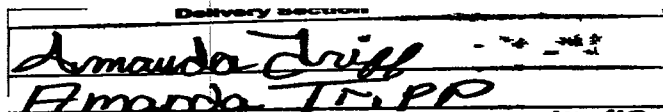
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5203 59. Our records indicate that this item was delivered on 12/27/2022 at 02:21 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2021-S-0000071 Braxton County

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

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

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

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

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS - REGULAR  
MAIL  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,332.88
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

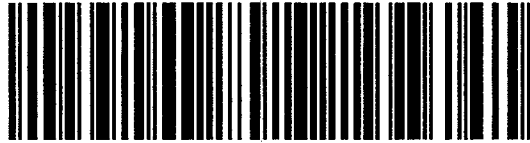
**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

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 5199 64

---



(2021-S-0000071 - Braxton County - WVTJ LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
<b>Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	<b>\$1,332.88</b>
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

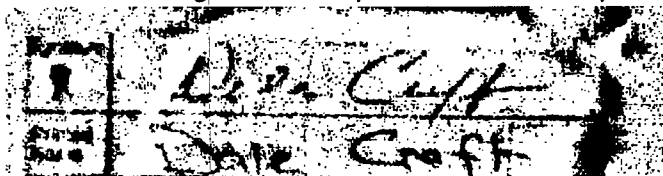


Date Produced: 01/02/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5199 64. Our records indicate that this item was delivered on 12/29/2022 at 06:41 a.m. in CHARLESTON, WV 25321. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,  
United States Postal Service

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

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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
WV STATE TAX DEPARTMENT - REGULAR MAIL  
PO BOX 229  
CHARLESTON, WV 25321

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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
WV STATE TAX DEPARTMENT - REGULAR MAIL  
PO BOX 229  
CHARLESTON, WV 25321

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
WV STATE TAX DEPARTMENT - REGULAR MAIL  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after April 1, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, March 31, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to March 31, 2023.	\$111.45
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$35.79
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to March 31, 2023.	\$647.79
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$537.85
<b>Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	<b>\$1,332.88</b>
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

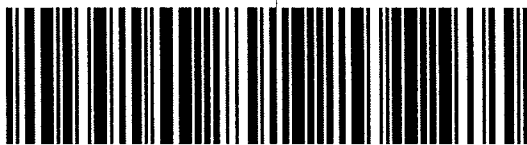
**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

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 9899 89

---



(2021-S-0000071 - Braxton County - WVTJ LLC)

BRAXTON CITIZENS' NEWS  
POST OFFICE BOX 516  
SUTTON, WV 26601

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



(2021-S-00000071 - Braxton County - WVTJ LLC)

BRAXTON CITIZENS' NEWS  
POST OFFICE BOX 516  
SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)

BRAXTON CITIZENS' NEWS  
POST OFFICE BOX 516  
SUTTON, WV 26601

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after December 20, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, December 19, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to December 19, 2023.	\$120.03
Amount of subsequent years taxes paid on the property, since the sale, with interest to December 19, 2023.	\$38.54
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to December 19, 2023.	\$1,107.18
Amount paid for other statutory costs with interest from following the sheriff's sale to December 19, 2023.	\$583.82
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,849.57
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before December 19, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

# BRAXTON CITIZENS' NEWS

Post Office Box 516 / 501 Main Street  
Sutton, West Virginia 26601  
(304)765-5193

## PUBLISHER'S CERTIFICATE OF PUBLICATION

I, **Edward R. Given**, managing editor and publisher of the **Braxton Citizens' News**, a newspaper of general circulation, published at Sutton, in the County of Braxton, West Virginia, do certify that the attached:

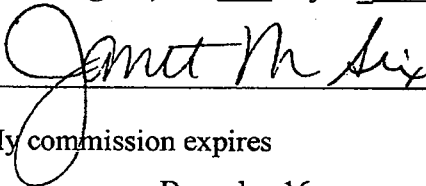
Notice to Redeem 2021-S-00000071

was published in said newspaper for:  
three consecutive issues, to-wit, in its issues  
of October 31, November 7 & 14, 2023.



Managing Editor

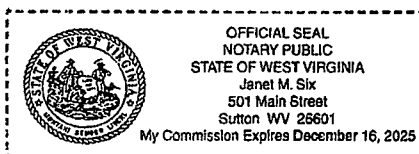
Taken, sworn to and subscribed by the said  
**Edward R. Given** before me, in Braxton County,  
West Virginia, this 14th day of November, 2023.



Notary Public

My commission expires

December 16, 2025



### NOTICE TO REDEEM

2021-S-00000071 - Braxton County - WVTJ LLC

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, or heirs at law, devisees, creditors, representatives, successors, assigns, all unknown 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 OTTER

MAP 8Q PARCEL 0003 0001

You will take notice that WVTJ LLC, the purchaser of tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after December 20, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, December 19, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to December 19, 2023. -\$120.03

Amount of subsequent years taxes paid on the property, since the sale, with interest to December 19, 2023. -\$38.54

Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to December 19, 2023. -\$1,107.18

Amount paid for other statutory costs with interest from following the sheriff's sale to December 19, 2023. -\$583.82

Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County. -\$1,849.57

Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to The Honorable John B. McCuskey, State Auditor. -\$35.00  
You may redeem at any time before December 19, 2023, by paying the above total less any unearned interest.

Return to:

WV State Auditor's Office,  
County Collections Division,  
1900 Kanawha Blvd East, Building 1, Room W-114

Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2 10-31 11-14b

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 9899 72

---



(2021-S-00000071 - Braxton County - WVTJ LLC)

THE BRAXTON DEMOCRAT CENTRAL  
POST OFFICE BOX 516  
SUTTON, WV 26601-1399

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



(2021-S-0000071 - Braxton County - WVTJ LLC)

THE BRAXTON DEMOCRAT CENTRAL  
POST OFFICE BOX 516  
SUTTON, WV 26601-1399

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, 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



(2021-S-00000071 - Braxton County - WVTJ LLC)  
THE BRAXTON DEMOCRAT CENTRAL  
POST OFFICE BOX 516  
SUTTON, WV 26601-1399

**DISTRICT OTTER MAP 8Q PARCEL 0003 0001**

You will take notice that WVTJ LLC, the purchaser of the tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after December 20, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, December 19, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to December 19, 2023.	\$120.03
Amount of subsequent years taxes paid on the property, since the sale, with interest to December 19, 2023.	\$38.54
Amount paid for the Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022 following the sheriff's sale to December 19, 2023.	\$1,107.18
Amount paid for other statutory costs with interest from following the sheriff's sale to December 19, 2023.	\$583.82
Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to the <b>The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County.</b>	\$1,849.57
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to the <b>The Honorable John B. McCuskey, State Auditor.</b>	\$35.00

**You may redeem at any time before December 19, 2023, by paying the above total less any unearned interest.**

**Return this letter and both certified funds to the  
WV State Auditor's Office,  
County Collections Division  
1900 Kanawha Blvd East, Building 1, Room W-114  
Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

# THE BRAXTON DEMOCRAT



The Newspaper Braxton Countians have depended on for over 100 years

501 Main Street  
Sutton, West Virginia 26601  
(304)765-5193

## PUBLISHER'S CERTIFICATE OF PUBLICATION

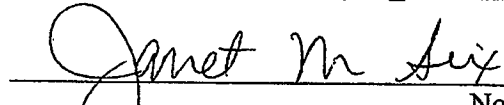
I, **Edward R. Given**, managing editor and publisher of the **Braxton Democrat Central**, a newspaper of general circulation, published at Sutton, in the County of Braxton, West Virginia, do certify that the attached:

Notice to Redeem 2021-S-00000071

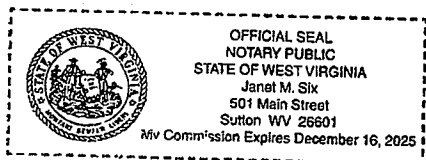
was published in said newspaper for:  
three consecutive issues, to-wit, in its issues of November 2, 9, & 16, 2023.

  
\_\_\_\_\_  
Managing Editor

Taken, sworn to and subscribed by the said **Edward R. Given** before me, in Braxton County, West Virginia, this 16th day of November, 2023.

  
\_\_\_\_\_  
Notary Public

My commission expires  
December 16, 2025



### NOTICE TO REDEEM

2021-S-00000071 - Braxton County - WVTJ LLC

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, LINDA GORDON, LINDA GORDON, LINDA GORDON, or heirs at law, devisees, creditors, representatives, successors, assigns, all unknown 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 OTTER

MAP 8Q PARCEL 0003 0001

You will take notice that WVTJ LLC, the purchaser of tax lien(s) on the following real estate, Certificate of Sale: 2021-S-00000071, LITTLE BUFFALO CREEK 3.0 AC, located in OTTER, which was returned delinquent in the name of GORDON LINDA FAYE, and for which the tax lien(s) thereon was sold by the sheriff of Braxton County at the sale for the delinquent taxes made on the 26th day of October, 2021, has requested that you be notified that a deed for such real estate will be made to him or her on or after December 20, 2023, as provided by law, unless before that day you redeem such real estate. The amount you will have to pay on the last day, December 19, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to December 19, 2023. - \$120.03

Amount of subsequent years taxes paid on the property, since the sale, with interest to December 19, 2023. - \$38.54

Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest from January 1, 2022

following the sheriff's sale to December 19, 2023. - \$1,107.18  
Amount paid for other statutory costs with interest from following the sheriff's sale to December 19, 2023. - \$583.82

Total Amount Payable to Sheriff - cashier check, money order or certified check must be made payable to The Honorable Lou Dellamea, Sheriff and Treasurer of Braxton County. - \$1,849.57  
Cost of Certification of Redemption - cashier check, money order or certified check must be made payable to The Honorable John B. McCuskey, State Auditor. - \$35.00

You may redeem at any time before December 19, 2023, by paying the above total less any unearned interest.

Return to:

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

Questions please call 1-888-509-6568 option 2 11-2 11-16b

20 NOV 17 AM 10:32

CERTIFICATE OF SALE

NO: 2021-S-0000071

BRAXTON

COUNTY 06 OTTER

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAX LIEN ON REAL ESTATE SOLD IN COUNTY OF BRAXTON ON 10/26/2021 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 06 8Q 0003 0001 0000 ACCOUNT # 00017091
YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION
2020 0000018482 GORDON LINDA FAYE LITTLE BUFFALO CREEK
414 BOYS HOME ROAD 3.0 AC
COVINGTON VA 244265539

TAXES 14.50
INTEREST .76
PUBLICATIONS & NOTICES 55.00
SALE PUBLICATION 15.00
CERTIFICATE OF SALE FEE 10.00
SURPLUS 1154.74

TOTAL TAXES, COSTS, AND FEES DUE 1250.00

SUBSEQUENT TAXES DATE AMOUNT
2021 0000018525 10/26/2021 30.59
TOTAL PAID SUBSEQUENT: 30.59

TOTAL PAID DAY OF SALE 1280.59

THE ABOVE TAX LIEN WAS PURCHASED BY

WVTJ LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-0000

KNOWN AS PURCHASER ON 10/26/2021, AND AS SUCH IS ENTITLED INTEREST ON TAXES AND INTEREST PAID AT A RATE OF 1% PER MONTH FROM THE DATE OF THE SALE TO THE DATE THIS PROPERTY IS REDEEMED

GIVEN UNDER MY HAND THIS DATE 10/26/2021.

Lou Della Mea

SHERIFF, COUNTY OF BRAXTON

ADDITIONAL TAXES PAID

Table with 6 columns: TAX YEAR, DATE PAID, TICKET #, TAX AMT, FEE PAID, TOTAL. Includes a row for TOTAL ADDITIONAL TAXES PAID.

TOTAL OF ALL TAXES, INTEREST, PENALTIES, AND COST PAID BY PURCHASER:

Empty rectangular box for total amount.

MEE

22 SEP 6 AM 11:37

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954-0000

This deed made this 1st day of April, 2023, by and between G. Russell Rollyson Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTJ LLC, purchaser, grantee, witnesseth, that:

Whereas, In pursuance of the statutes in such case made and provided, Lou Dellamea, Sheriff of Braxton County, did in the month of October, in the year 2021, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year 2020, and WVTJ LLC for the sum of \$1,250.00, 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 GORDON LINDA FAYE; 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 in pursuance of the statutes, doth grant unto WVTJ 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 Braxton, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$1,250.00.

Certificate of Sale Number: 2021-S-0000000071  
LITTLE BUFFALO CREEK 3.0 AC, OTTER DISTRICT

Witness the following signature:



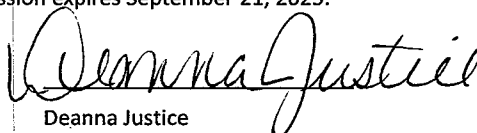
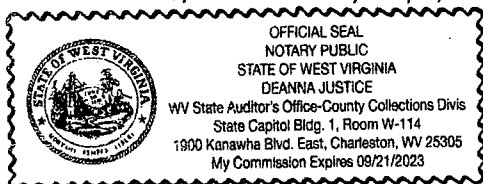
G. Russell Rollyson Jr.

Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia  
County of Kanawha, to wit:

I, Deanna Justice, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 1st day of April, 2023, has acknowledge the same before me in said County.

Given under my hand this 1st day of April, 2023. My commission expires September 21, 2023.



Deanna Justice  
Notary Public

This instrument was prepared from a form by G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor, as provided for in Chapter 11A, Article 3, Section 27 of the Code of West Virginia.

**STATE TAX COMMISSIONER OF WEST VIRGINIA  
SALES LISTING FORM**

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

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

Revised 8/12

County: Braxton Taxing District: OTTER  
 Tax Map No.(s): 8Q Parcel(s): 0003 0001  
 Assessor Account No: 00017091  
 Mineral ID #:  
 Grantor's Name: G. Russell Rollyson Jr., Appointee of the Honorable John B. McCuskey, State Auditor  
 Grantee's Name: WVTJ LLC Phone No.:  
 Mailing Address of New Owner: 18102 SENECA TRAIL, MARLINTON, WV 24954-0000  
 Mailing Address for Tax Statements: Same as above  
 Most Recent Previous Deed Book No Page No.:  
 Grantor's Source of Title: Delinquent or Nonentered Lands  
 (If not by "Previous Deed" referenced above.)  
 (a) Real Estate: (b) Other Valuable Goods/Services: (If Applicable)

Consideration/Value: \$1,250.00  
 Lot Size or Acreage Involved:  
 Estate(s) Transferred: LITTLE BUFFALO CREEK 3.0 AC, OTTER DISTRICT  
 Certificate of Sale Number: 2021-S-0000000071  
 (Examples: Fee, Surface, Mineral, Coal, etc.)

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

If "No" to Question 1 or "Yes" to Questions 2 - 8 above, please explain below:  
 This sale was conducted in accordance with the State Code regarding the selling of delinquent lands by the Sheriff .

G. Russell Rollyson Jr. *G. Russell Rollyson Jr.* 888-509-6568

Printed Name Signature Phone Number  
 Filed By (check one): Buyer  Seller  Agent/Attorney  Other

**LIENHOLDER INFORMATION (OPTIONAL)**  Check if change of name or address

Name: \_\_\_\_\_  
 Address For Notice: \_\_\_\_\_

**INTEREST IN PROPERTY**

_____ Surface Owner's Rights	Deed Book: _____	Page No.: _____
_____ Fiduciary Interest	Relationship to Owner: _____	
_____ Lienholder	Trust Deed Book No: _____	Page No.: _____
_____ Other		

To Be Completed By County Clerk	
Stamp Fee Paid:	\$ 8.25 \$ 113.00
Date Recorded:	01/26/2024
New Deed Book No.:	662
New Deed Book Page No.:	185
Date of Transaction:	04/01/2025

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

**RELEASE OF LIEN**

**COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN**

Date Lien is Released: \_\_\_\_\_  
 Signature of Lienholder: \_\_\_\_\_

Braxton County  
 Sue Ann Rutherford, Clerk  
 Instrument 2024000238  
 01/26/2024 @ 08:42:36 AM  
 TAX DEED  
 Book 662 @ Page 185  
 Pages Recorded 61  
 Recording Cost \$ 113.00  
 Transfer Tax \$ 8.25