

WVTJ LLC  
18102 SENECA TRAIL  
MARLINTON WV 24954-6840

3166

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-0000000059

(One certification per page)

County: Braxton

Legal Description: .25AC BUG RIDGE

**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

GLADYS TINNEY  
910 HEREFORD DRIVE  
ELGIN OK 73538

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

GLADYS TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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

ROBERT TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

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

ROBERT TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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

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**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  
JANET CAROL COTTRILL  
910 HEREFORD DRIVE  
ELGIN, OK 73538

Certified Mail Only     Certified & Regular Mail     Publication     Personal Service     Secretary of State     Regular Mail Only to Occupant  
JANET CAROL COTTRILL  
910 HEREFORD DR  
ELGIN, OK 73538-8427

Certified Mail Only     Certified & Regular Mail     Publication     Personal Service     Secretary of State     Regular Mail Only to Occupant  
CREED FARRELL TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

Certified Mail Only     Certified & Regular Mail     Publication     Personal Service     Secretary of State     Regular Mail Only to Occupant  
CREED FARRELL TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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GLADYS TINNEY  
3550 BUG RIDGE  
SUTTON WV 26601

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

ROBERT TINNEY  
3550 BUG RIDGE  
SUTTON WV 26601

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

CREED FARRELL TINNEY  
3550 BUG RIDGE  
SUTTON WV 26601

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

ROBERT TINNEY  
207 HARLEY BROWN DR  
FLATWOODS, WV 26621

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**Notice to Redeem Form**

Name / Organization: WVTJ LLC  
Address: 18102 Seneca Trail  
City: Marlinton  
Phone: 3043894951 ext:



DI17819

State: WV Zip: 24954

Certification / Certificate Number: 2021-S-0000000059 (One certification per page)  
County: Braxton  
Legal Description: .25AC BUG RIDGE

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Certified Mail Only     Certified & Regular Mail     Publication     Personal Service     Secretary of State     Regular Mail Only to Occupant  
ROBERT TINNEY  
PO BOX 135  
FLATWOODS, WV 26621-0135

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

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

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22 SEP 6 AM 11:37

**MICHAEL C. DOSS**  
ATTORNEY AT LAW

821 TENTH AVENUE  
MARLINTON, WV 24954

TELEPHONE  
(304) 799-7119  
FACSIMILE  
(304) 799-7118

March, 20th 2022

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

RE: TINNEY GLADYS M & CREED F & ROBERT L & JANET C COTTRILL

.25AC BUG RIDGE  
HOLLY District  
Braxton County, West Virginia

Certificate No. 2021-S-000000059 CIN ST1-04-2021-59

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



D115079

22 SEP 6 AM 11:37

# TITLE WORKSHEET

Braxton County 2021-S-59

OWNER TINNEY GLADYS M & CREED F & ROBERT L & JANET C COTTRILL Year 2020 Ticket 13857 Dist (5) Map 009R  
 Parcel 0053 Sub 0001  
 LEGAL, 25AC BUG RIDGE

TITLE WORK CODE: STI-04-2021-59  
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2021: TINNEY GLADYS M & CREED F & ROBERT L & JANET C COTTRILL Book/Page: 0528 / 0673 Tax Class: 3  
 LANDBOOK 2020: TINNEY GLADYS M & CREED F & ROBERT L & JANET C COTTRILL Book/Page: 0528 / 0673 Tax Class: 3  
 LANDBOOK 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003: TINNEY GLADYS M & CREED F & ROBERT L & JANET C COTTRILL Book/Page: 0528 / 0673 Tax Class: 2

8/18/2000

Gladys M Tinney 528/073 Donald Barnett  
 Robert L Tinney Jean Barnett  
 Janet Carol Cottrill  
 Creed Farrell Tinney

2/25/1994

Donald Barnett 485/350 Rosewood Lumber Co Inc

9/12/1963

Donald Barnett 283/470 Janet Facefire  
 Lula Facefire

9/10/1993

Rosewood Lumber 481/190 Arthur G Boggs Co Inc  
 Bonnie L Boggs

10/27/1969

Arthur G Boggs 309/259 Don Barnett  
 Jean Barnett

	01	02	03
Janet, Gladys M. Robert L.			
Creed Farrell			
Cottrill, Janet			

22 SEP 6 AM 11:37

877-04-2021--59

Cell Three Names  
3550 Dog Ridge  
Sutton, NV 26601

117-528/620  
117 428/216

Robert L. Trancy  
207 Harley Brown Drive  
Flatwoods, NV 26621-0000

707-192/271

Robert L. Trancy  
P.O. Box 135  
Flatwoods, NV 26621

707-192/624  
707-118/377

By 2/22/22 - 11:24 - am

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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 5202 50

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(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

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County Collections Division  
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Charleston, West Virginia 25305



(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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.	\$106.55
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$11.95
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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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™**

CHARLESTON WV 25305

USPS CERTIFIED MAIL® DEC 20 2022 PM 3:10



US POSTAGE™ PITNEY BOWES



ZIP 25305 \$ 006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 2022

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 5202 50

(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

*[Handwritten signature]*

DEC 27 2023 PM 12:06

NIXIE 731 DE 1 0001/22/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25305002139 #1871-03753-20-40

ENC

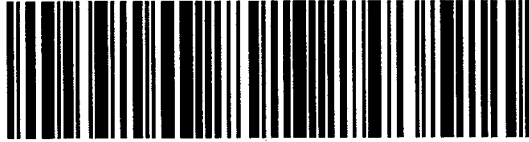
25305-0021

20568-042710

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**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 8172 82

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(2021-S-0000000059 - 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-0000000059  
**GLADYS TINNEY**  
**910 HEREFORD DRIVE**  
**ELGIN, OK 73538**

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 **\$143.57** 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 23 PM 2:10

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

REQUEST ID 5976

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000059

**County:** BRAXTON

**Legal Description:**

.25AC BUG RIDGE

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

**Personal Service**

GLADYS TINNEY  
3550 Bug Rdg  
Sutton, WV 26601

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

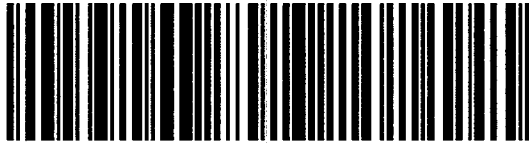


RML5976P2

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**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 5202 43

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(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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910 HEREFORD DR  
ELGIN, OK 73538-8427

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
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**CERTIFIED MAIL™**

CHARLESTON WV 25305



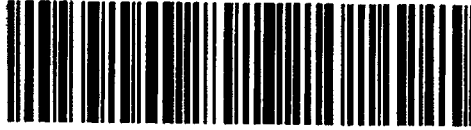
US POSTAGE and PITNEY BOWES

ZIP 25305 \$ 006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 2022

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

USPS CERTIFIED MAIL

20 DEC 2022 PM 1 L



9414 8091 0924 9000 5202 43

(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

NIXIE 731 DE 1 FEB 7 2023 12:04  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

EC: 25305251000 #0071 00100 70 50

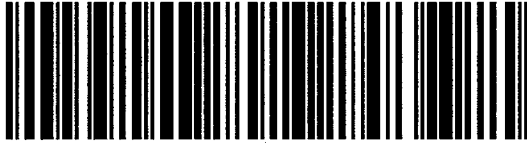


25305251000

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(2021-S-0000000059 - BRAXTON COUNTY)  
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MARLINTON, WV 24954-0000

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## State of West Virginia

**John B. McCuskey**

State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

03/17/2023

WVTJ LLC  
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G. Russell Rollyson Jr.

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



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**Certificate of Sale:**

**County:**

**Legal Description:**

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

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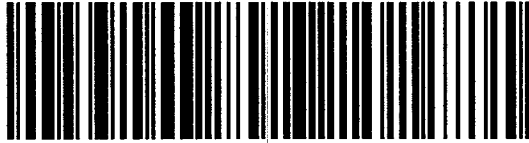
**Personal Service**

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Charleston, West Virginia 25305



9414 8091 0924 9000 5202 36

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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ELGIN, OK 73538

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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

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**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™**

CHARLESTON, WV

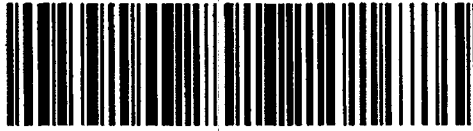
US POSTAGE PAID BY PTNEY BOWES



ZIP 25305 \$ 006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 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 5202 36

(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

JAN 27 '23 PM 12:02

NIXIE 731 DE 1 0001/22/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 25305002139 \*1871-03757-20-40



UNC

253050021  
73538-042717

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY- PERSONAL SERVICE  
910 HEREFORD DRIVE  
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(2021-S-00000059 - Braxton County - WVTJ LLC)

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

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Charleston, West Virginia, 25305.  
Questions please call 1-888-509-6568 option 2**

01:21:23 PM 2/10  
23 MAR 23 PM 2:10

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

REQUEST ID 5982

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000059

**County:** BRAXTON

**Legal Description:**

.25AC BUG RIDGE

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

**Personal Service**

ROBERT TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

CD

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



RML5982P2

ORIGIN ID:CRWA (304) 558-2262  
RUSS ROLLYSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1900 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

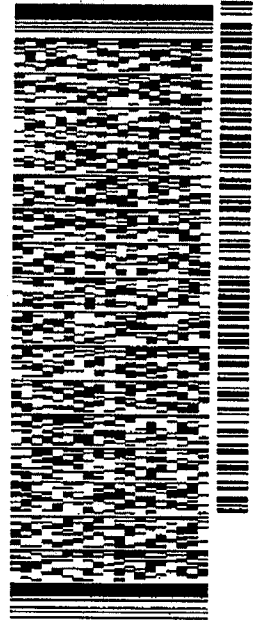
SHIP DATE: 11AUG23  
ACTWGT: 1.00LB  
CAD: 102950739/NET4640  
BILL SENDER

TO FALCON EXPRESS SERVICES LLC

512 PETTIGRU STREET

GREENVILLE SC 29605

PO: (864) 235-7766 DEPT: REF:



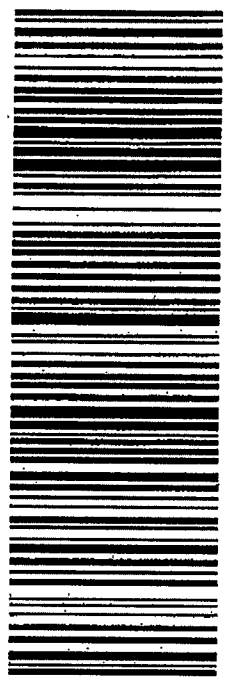
MON - 14 AUG 10:30A

PRIORITY OVERNIGHT

TRK# 7730 2737 1572  
0201

XG GSPA

29605  
GSP  
sc-us



583J4/C628/9AE3

**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.  
Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
ROBERT TINNEY- PERSONAL SERVICE  
910 HEREFORD DRIVE  
ELGIN, OK 73538

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(2021-S-00000059 - Braxton County - WVTJ LLC)  
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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-59

WVTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Robert Tinney, 910 Hereford Dr, Elgin, OK 73538.

I, Robert Stultz, being duly sworn, depose and say that on the 5th day of September, 2023 at 9:10 am, 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: **910 Hereford Dr, Elgin, OK 73538.**

**Additional Information pertaining to this Service:**

09/01 at 1830 hours no answer at the residence multiple vehicles in and around property

09/03 at 1420 hours no answer at the residence

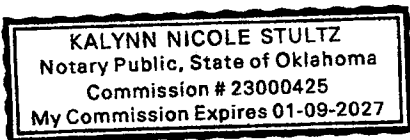
09/05 at 0910 no answer at the residence documents were posted to front door of residence pictures attached

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.

Subscribed and Sworn to before me on the 5 day of September, 23 by the affiant who is personally known to me.

Kalynn Nicole Stultz  
NOTARY PUBLIC  
My Commission Expires: 01-09-2027



Robert Stultz  
Robert Stultz  
Process Server

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

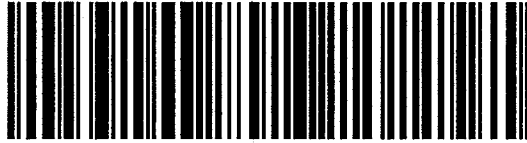
Our Job Serial Number: FES-2023007371

SEP 25 '23 AM 11:13

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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 5202 29

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(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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ELGIN, OK 73538-8427

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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ELGIN, OK 73538-8427

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**CERTIFIED MAIL™**

CHARLESTON WV 25305

20 DEC 2022 PM 1



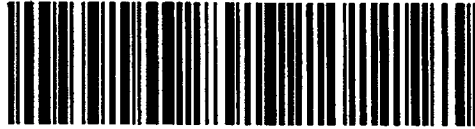
US POSTAGE PITNEY BOWES



ZIP 25305 \$ 006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 2022

West Virginia State Auditor's Office  
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



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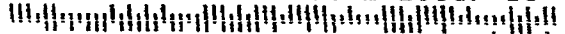
(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

NIXIE 731 DE 1 0001/22/23

RETURN TO SENDER  
UNCLAIMED 27 28 PM 12:02  
UNABLE TO FORWARD

BC: 25305000999 \*0671-10667-20-40



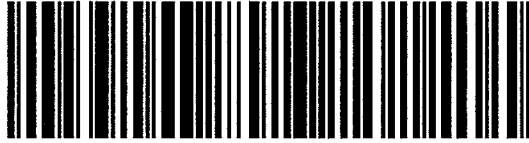
UNZ

25305 0009  
70000-000011

West Virginia State Auditor's Office  
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USPS CERTIFIED MAIL



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(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DRIVE  
ELGIN, OK 73538

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(2021-S-00000059 - Braxton County - WVTJ LLC)

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**CERTIFIED MAIL™**

CHARLESTON, WV 25301

70 DEC 20



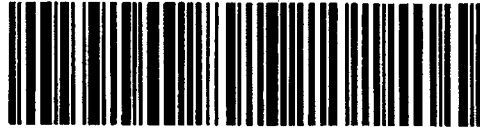
US POSTAGE<sup>®</sup> PITNEY BOWES



ZIP 25305 \$ 006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 2022

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

USPS CERTIFIED MAIL



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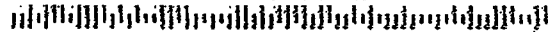
(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DRIVE  
ELGIN, OK 73538

DEC 27 AM 12:01

250 NFE 1 72110012/21/22  
FORWARD TIME EXP RTN TO SEND  
COTTRILL JANET  
6887 NW SPRUCEWOOD DR  
LAWTON OK 73505-5313

RETURN TO SENDER



INT

253538420021

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

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USPS CERTIFIED MAIL



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(2021-S-0000000059 - 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-0000000059  
**JANET CAROL COTTRILL**  
**910 HEREFORD DRIVE**  
**ELGIN, OK 73538**

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 **\$143.57** 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\*\***

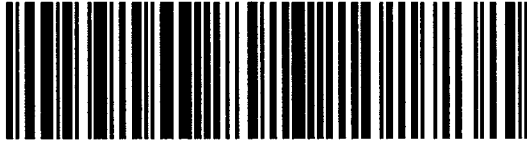
**Personal Service**

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 5202 05

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(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DR  
ELGIN, OK 73538-8427

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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



(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DR  
ELGIN, OK 73538-8427

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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

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**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™**

CHARLESTON WV



US POSTAGE MPITNEY BOWEN

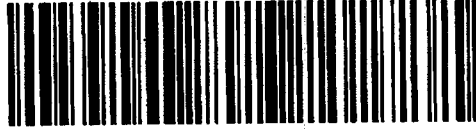


ZIP 25305 \$006.57<sup>0</sup>  
02 4W  
0000381984 DEC. 19. 2022

USPS CERTIFIED MAIL

FEB 23 2022 PM 1

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



9414 8091 0924 9000 5202 05

23 FEB 9 AM 11:41

(2021-S-00000059 - Braxton County - WVTJ LLC)

JANET CAROL COTTRILL  
910 HEREFORD DR  
ELGIN, OK 73538-8427

NIXIE 250 NFE: 1 2310002707/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

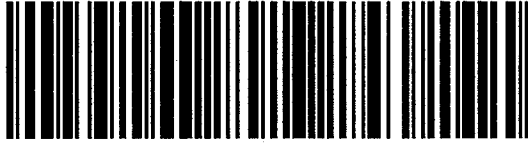
25305-8229  
73538-842710

BC: 25305000999 \*0671-10739-20-40

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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 8173 12

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(2021-S-0000000059 - 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-0000000059  
**JANET CAROL COTTRILL**  
**910 HEREFORD DR**  
**ELGIN, OK 73538-8427**

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.

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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.**

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
JANET CAROL COTTRILL- PERSONAL SERVICE  
6907 NW SPRUCEWOOD DR  
LAWTON, OK 73505

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
JANET CAROL COTTRILL- PERSONAL SERVICE  
6907 NW SPRUCEWOOD DR  
LAWTON, OK 73505

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
JANET CAROL COTTRILL- PERSONAL SERVICE  
6907 NW SPRUCEWOOD DR  
LAWTON, OK 73505

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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Amount equal to the taxes and charges due on the date of the sale, with interest, to October 9, 2023.	\$112.93
Amount of subsequent years taxes paid on the property, since the sale, with interest to October 9, 2023.	\$12.66
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 October 9, 2023.	\$805.02
Amount paid for other statutory costs with interest from following the sheriff's sale to October 9, 2023.	\$1,503.55
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>	\$2,434.16
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 October 9, 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**

23 MAR 23 PM 2:10

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

REQUEST ID 5978

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000059

**County:** BRAXTON

**Legal Description:**

.25AC BUG RIDGE

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

**Personal Service**

JANET CAROL COTTRILL  
6907 NW Sprucewood Dr  
Lawton, OK 73505

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



RML5978P2

ORIGIN ID:CRWA (304) 558-2262  
RUSS ROLL YSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1900 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

SHIP DATE: 11AUG23  
ACTWGT: 1.00 LB  
CAD: 102850739/NET/4640

BILL SENDER

TO FALCON EXPRESS SERVICES LLC

512 PETTIGRU STREET

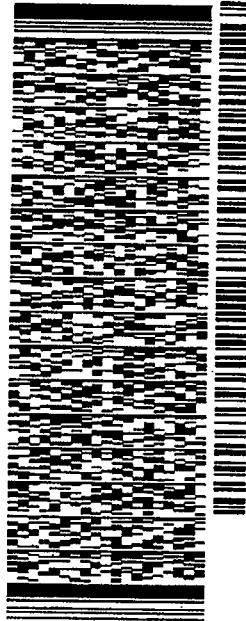
GREENVILLE SC 29605

(864) 235-7766

REF:

PO:

DEPT:



J231123072501uv

583J4/C628/9AE3

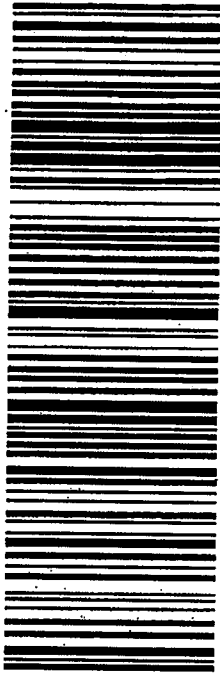
TRK# 7730 2737 1572  
0201

MON - 14 AUG 10:30A

PRIORITY OVERNIGHT

XG GSPA

29605  
SC-US GSP



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.  
Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
JANET CAROL COTTRILL- PERSONAL SERVICE  
6907 NW SPRUCEWOOD DR  
LAWTON, OK 73505

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
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6907 NW SPRUCEWOOD DR  
LAWTON, OK 73505

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

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(2021-S-00000059 - Braxton County - WVTJ LLC)  
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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-59

WVTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Janet Carol Cottrill, 6907 NW Sprucewood Dr, Lawton, OK 73505.

I, Robert Stultz, being duly sworn, depose and say that on the 5th day of September, 2023 at 6:55 pm, I:

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the CERTIFICATE OF SALE NOTICE to: Janet Carol Cottrill at the address of: 6907 NW Sprucewood Dr, Lawton, OK 73505, in compliance with state statutes.

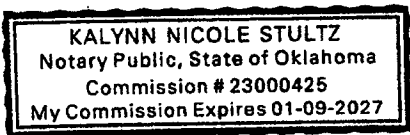
Description of Person Served: Age: 65, Sex: F, Race/Skin Color: White, Height: 5'6", Weight: 180, Hair: Brown, Glasses: N

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.

Subscribed and Sworn to before me on the 7 day of September, 23 by the affiant who is personally known to me.

Kalynn Nicole Stultz  
NOTARY PUBLIC  
My Commission Expires: 1-07-23



Robert Stultz  
Robert Stultz  
PSS 2021-3

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

Our Job Serial Number: FES-2023007370

SEP 25 '23 11:13

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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 5201 99

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(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

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910 HEREFORD DRIVE  
ELGIN, OK 73538

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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™**

CHARLESTON WV 25305



US POSTAGE PAID BY TITNEY BOWES



ZIP 25305 \$006.57<sup>0</sup>  
02 4H  
0000381984 DEC. 19. 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

DEC 19 2022 PM 1:11



9414 8091 0924 9000 5201 99

FEB 7 '23 PM 12:04

(2021-S-00000059 - Braxton County - WVTJ LLC)  
CREED FARRELL TINNEY  
910 HEREFORD DRIVE  
ELGIN, OK 73538

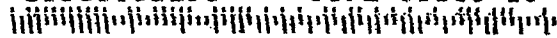
NIXIE 731 DE 1 0001/26/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

0325010000920001

EC: 25305002130 \*0071 0000 70 40

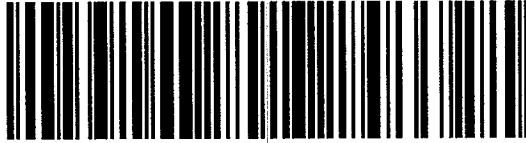
25305002130



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**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 8172 75

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(2021-S-0000000059 - 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-0000000059  
**CREED FARRELL TINNEY**  
**910 HEREFORD DRIVE**  
**ELGIN, OK 73538**

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 **\$143.57** 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\*\***

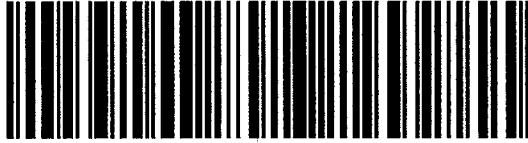
**Personal Service**

**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

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 5198 27

---



(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
CREED FARRELL TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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.	\$106.55
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$11.95
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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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™**



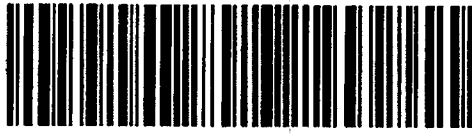
US POSTAGE PAID BY **RTNEY BOWES**



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

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 5198 27

23 FEB 28 PM 1:44

(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
910 HEREFORD DR  
ELGIN, OK 73538-8427

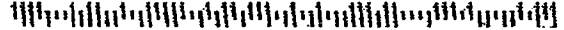
*act*  
*30*

NIXIE 731 CE 1 0102/19/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

735388427  
56998>9999

MANUAL PROCL RLG 10272 0000 27 23



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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 8172 68

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(2021-S-0000000059 - 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-0000000059  
**CREED FARRELL TINNEY**  
**910 HEREFORD DR**  
**ELGIN, OK 73538-8427**

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.

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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\*\***

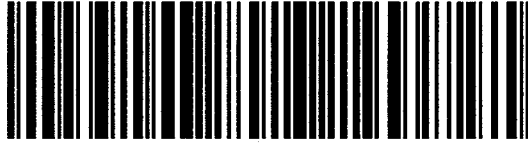
**Personal Service**

**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

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 5198 10

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(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
3550 BUG RIDGE  
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-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
GLADYS TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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™**



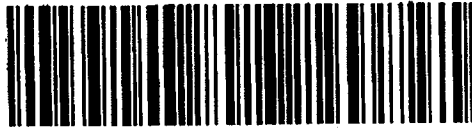
**US POSTAGE** PAID BY PITNEY BOWES



ZIP 25305 **\$ 006.57<sup>0</sup>**  
02 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 5198 10

23 JAN 4 PM 12:17

(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

*NSN*

NIXIE 250 DE 1 0012/30/22

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

~~NEED TO BE~~  
2021

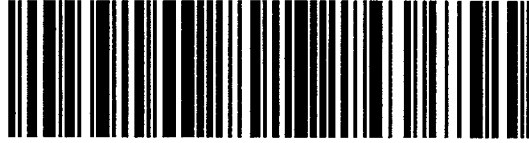
BC: 25305002139 \*0271-05356-27-38



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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 8173 36

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(2021-S-0000000059 - 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-0000000059  
**GLADYS TINNEY**  
**3550 BUG RIDGE**  
**SUTTON, WV 26601**

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.

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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**

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
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-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
SUTTON, WV 26601

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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 24, 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 23, 2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to July 23, 2023.	\$110.19
Amount of subsequent years taxes paid on the property, since the sale, with interest to July 23, 2023.	\$12.35
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 23, 2023.	\$784.75
Amount paid for other statutory costs with interest from following the sheriff's sale to July 23, 2023.	\$1,503.55
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>	\$2,410.84
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 23, 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**

ORIGIN DC/RWA (304) 558-2262  
RUSS ROLL YSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1900 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

SHIP DATE: 24MAY23  
ACTWTG: 1.00 LB  
CAD: 102850739/MET4810

BILL SENDER

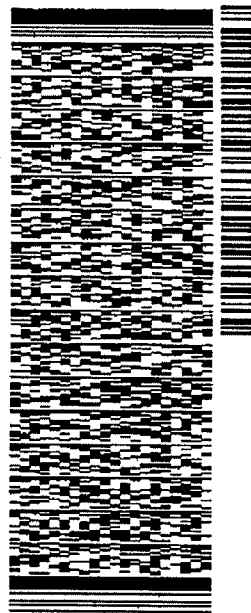
TO HONORABLE LOU DELLAMEA  
BRAXTON COUNTY SHERIFFS OFFICE  
300 MAIN ST

SUTTON WV 26601

REF:

(304) 765-2838  
INV.  
P.O.

DEPT



J2320233043501uv

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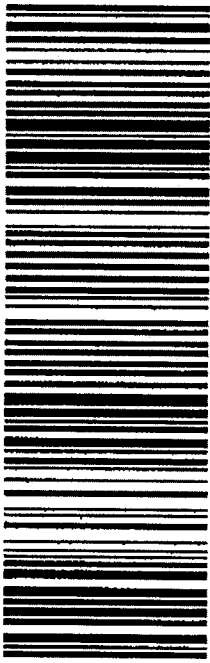
TRK# 7722 3978 7542  
0201

THU - 25 MAY 4:30P

PRIORITY OVERNIGHT

60 CRWA

WV-US HTS  
26601



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
SUTTON, WV 26601

2021-08-24 10:00:00

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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.

23 JUN 7 10:55

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
GLADYS TINNEY- PERSONAL SERVICE  
3550 BUG RDG  
SUTTON, WV 26601

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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**

20210723 10:55

could not serve because of German Shepard's  
that would not let me get out of  
vehical, so I left in Mailbox.

73 JUN 7 AM 10:55

State of West Virginia } To-Wit:  
County of Braxton }

Served the within NOTICE-ORDER-PETITION upon the  
within named GLORIA TIMNEY by delivering a  
copy thereof to The Mailbox a member of family  
in Braxton County, West Virginia, on the 2 day of  
June, 2023

Law Dellemea

Sheriff of Braxton County, W.Va.

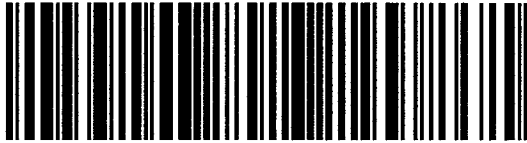
By Jeff Deason His Deputy

MAY 26 2023

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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 5198 03

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(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
3550 BUG RIDGE  
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-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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.	\$106.55
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$11.95
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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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™**

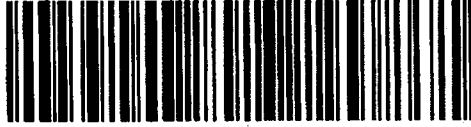


US POSTAGE PAID PITNEY BOWES

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 5198 03

(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

*Handwritten initials: RTN*

'23 JAN 4 PM 12:14

NIXIE 250 DE 1 0012/30/22

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 25305000999 \*0271-05357-27-38

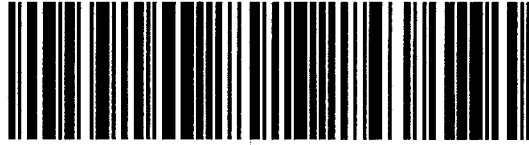
26601-3550  
25305-0000



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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 8173 43

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(2021-S-0000000059 - 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-0000000059  
**ROBERT TINNEY**  
**3550 BUG RIDGE**  
**SUTTON, WV 26601**

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 **\$43.57** 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\*\***

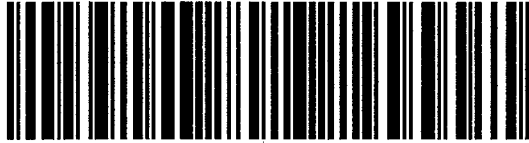
**Personal Service**

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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 5197 97

---



(2021-S-00000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
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(2021-S-00000059 - Braxton County - WVTJ LLC)

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SUTTON, WV 26601

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
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SUTTON, WV 26601

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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 **MARTINEY 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



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'23 JAN 4 PM 12:17

(2021-S-0000059 - Braxton County - WVTJ LLC)

CREED FARRELL TINNEY  
3550 BUG RIDGE  
SUTTON, WV 26601

*NSN*

NIXIE 230 DE 1 0012/30/22

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

~~26601-3550~~  
25305-0000

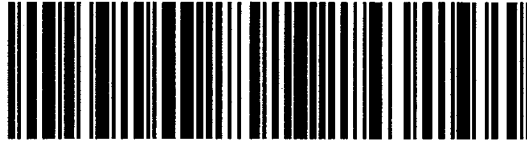
BC: 25305000999 \*0271-05358-27-38



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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 8173 29

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(2021-S-0000000059 - 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-0000000059  
**CREED FARRELL TINNEY**  
**3550 BUG RIDGE**  
**SUTTON, WV 26601**

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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**

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
CREED FARRELL TINNEY- PERSONAL SERVICE  
173 E WALNUT ST  
WADSWORTH, OH 44281

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
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173 E WALNUT ST  
WADSWORTH, OH 44281

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

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County Collections Division  
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Charleston, West Virginia 25305



(2021-S-00000059 - Braxton County - WVTJ LLC)  
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173 E WALNUT ST  
WADSWORTH, OH 44281

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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.	\$784.75
Amount paid for other statutory costs with interest from following the sheriff's sale to July 29, 2023.	\$1,503.55
<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>\$2,410.84</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.**

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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**

23 MAR 29 PM 2:10

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

REQUEST ID 5975

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000059

**County:** BRAXTON

**Legal Description:**

.25AC BUG RIDGE

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

**Personal Service**

CREED FARRELL TINNEY  
173 E Walnut St  
Wadsworth, OH 44281

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



RML5975P2

ORIGIN ID:CRWA (304) 558-2262  
RUSS ROLLYSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1900 KANAWHA BOULEVARD EAST  
CHARLESTON WV 25305  
UNITED STATES US

SHIP DATE: 31MAY23  
ACTWGT: 1.00 LB  
CAD: 102850739/NET4010

BILL SENDER

TO FALCON EXPRESS SERVICES LLC

512 PETTIGRU STREET

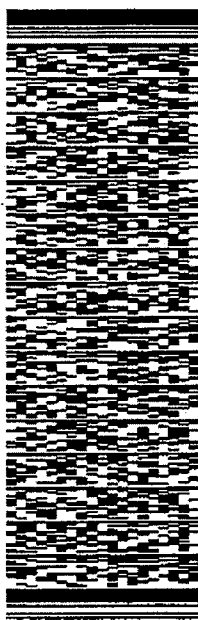
GREENVILLE SC 29605

(864) 235-7766

REF:

PO:

DEPT:



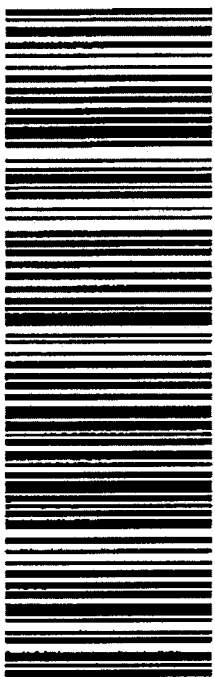
J232023046511uv

TRK# 77222 9042 1001  
0201

THU - 01 JUN 10:30A  
PRIORITY OVERNIGHT

XG GSPA

29605  
sc-us GSP



583J29ABIFE2D

**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our ServiceGuide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

**AFFIDAVIT OF SERVICE**

RCVD JUL 20 '23

State of West Virginia

County of Braxton

Case Number: 2021-S-59

WVTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **Creed Farrell Tinney, 173 E Walnut St, Wadsworth, OH 44281.**

I, John Richards, being duly sworn, depose and say that on the **23rd day of June, 2023 at 11:59 am, I:**

**INDIVIDUALLY/PERSONALLY** served by delivering a true copy of the **CERTIFICATE OF SALE NOTICE** to: **Creed Farrell Tinney** at the address of: **173 E Walnut St, Wadsworth, OH 44281**, in compliance with state statutes.

Description of Person Served: Age: 75, Sex: M, Race/Skin Color: White, Height: 5'8", Weight: 160, Hair: Hat, Glasses: N

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.

Subscribed and Sworn to before me on the 30<sup>th</sup> day of June 2023 by the affiant who is personally known to me.

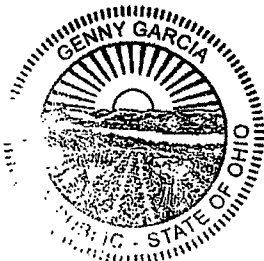
Genny Garcia  
NOTARY PUBLIC  
My Commission Expires: 3-27-2024



**John Richards**  
Process Server

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

Our Job Serial Number: FES-2023005157



Genny Garcia  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
27 March 2024

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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
CREED FARRELL TINNEY- PERSONAL SERVICE  
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WADSWORTH, OH 44281

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Amount paid for other statutory costs with interest from following the sheriff's sale to July 29, 2023.	\$1,503.55
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>	\$2,410.84
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**

23 MAR 29 PM 2:10

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

REQUEST ID 5974

**Purchaser(s) Name & Address**

WVTJ LLC  
18102 Seneca trail  
Marlinton, WV 24954

**Telephone Number:** 3047994440

**Certificate of Sale:** 2021-S-0000000059

**County:** BRAXTON

**Legal Description:**

.25AC BUG RIDGE

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

**Personal Service**

CREED FARRELL TINNEY  
173 E Walnut St  
Wadsworth, OH 44281

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



RML5974P2

ORIGIN ID: CRAWA (304) 556-2262  
RUSS ROLLYSON  
WEST VIRGINIA STATE AUDITOR OFFICE  
BUILDING 1 ROOM W-118  
1900 KANAWHA BOULEVARD EAST  
CHARLESTON, WV 25305  
UNITED STATES US

SHIP DATE: 31 MAY 23  
ACTWGT: 1.00 LB  
CAD: 102850739/NET4610

BILL SENDER

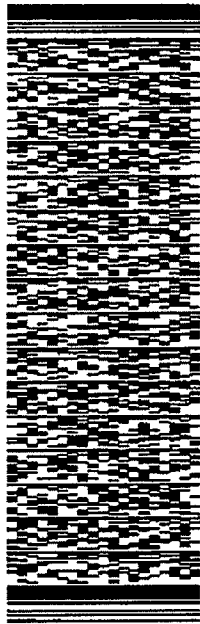
TO FALCON EXPRESS SERVICES LLC

512 PETTIGRU STREET

GREENVILLE SC 29605

REF: (864) 235-7766  
PO: INV: DEPT:

563.J2/29A8/FE2D

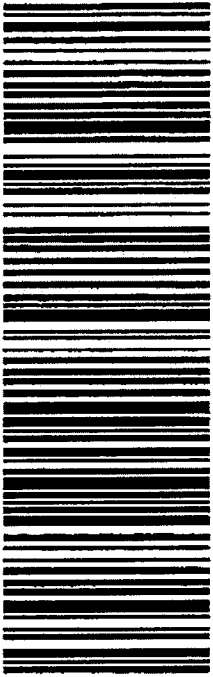


TRK# 7722 9042 1001  
0201

THU - 01 JUN 10:30A  
PRIORITY OVERNIGHT

XG GSPA

29605  
sc-us GSP



**After printing this label:**

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

**Warning:** Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number. Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](http://fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

**AFFIDAVIT OF SERVICE**

RCVD JUL 20 '23

State of West Virginia

County of Braxton

Case Number: 2021-S-59

WVTJ LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Creed Ferrell Tinney, 173 E Walnut St, Wadsworth, OH 44281.

I, John Richards, being duly sworn, depose and say that on the 23rd day of June, 2023 at 11:59 am, I:

INDIVIDUALLY/PERSONALLY served by delivering a true copy of the CERTIFICATE OF SALE NOTICE to: Creed Ferrell Tinney at the address of: 173 E Walnut St, Wadsworth, OH 44281, in compliance with state statutes.

Description of Person Served: Age: 75, Sex: M, Race/Skin Color: White, Height: 5'8", Weight: 160, Hair: Hat, Glasses: N

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.

Subscribed and Sworn to before me on the 30<sup>th</sup> day of June, 2023 by the affiant who is personally known to me.

*Genny Garcia*  
NOTARY PUBLIC  
My Commission Expires: 3-27-2024

*John Richards*  
\_\_\_\_\_  
John Richards  
Process Server

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

Our Job Serial Number: FES-2023005156

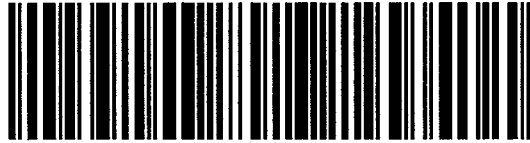


Genny Garcia  
Notary Public  
In and For the State of Ohio  
My Commission Expires  
27 March 2024

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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 5197 80

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(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
207 HARLEY BROWN DR  
FLATWOODS, WV 26621

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
207 HARLEY BROWN DR  
FLATWOODS, WV 26621

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
207 HARLEY BROWN DR  
FLATWOODS, WV 26621

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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.	\$106.55
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$11.95
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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 8173 50

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(2021-S-0000000059 - 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-0000000059  
**ROBERT TINNEY**  
**207 HARLEY BROWN DR**  
**FLATWOODS, WV 26621**

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 **\$43.57** 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\*\***

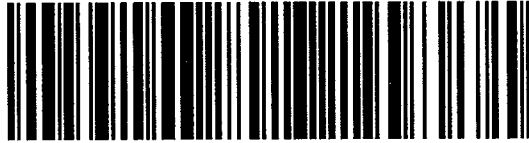
**Personal Service**

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 5197 73

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(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
PO BOX 135  
FLATWOODS, WV 26621-0135

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



(2021-S-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
PO BOX 135  
FLATWOODS, WV 26621-0135

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

ROBERT TINNEY  
PO BOX 135  
FLATWOODS, WV 26621-0135

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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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™**

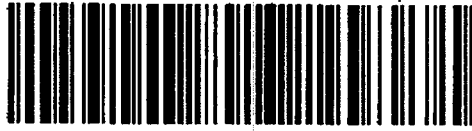


US POSTAGE PAID BY PITNEY BOWES

ZIP 25305 \$ 006.57<sup>0</sup>  
02 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 5197 73

23 JAN 4 PM 12:13

(2021-S-0000059 - Braxton County - WVTJ LLC)

UTP

ROBERT TINNEY  
PO BOX 135  
FLATWOODS, WV 26621-0135

NIXIE 25350 12/31/2022

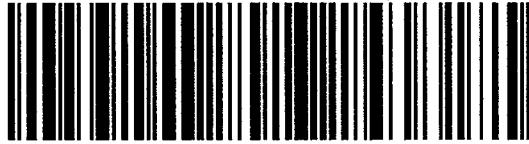
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO AUTOMATION  
BC: 5699899955

26621-0135 8002  
5699899955

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

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USPS CERTIFIED MAIL



9414 8091 0924 9000 8173 67

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(2021-S-0000000059 - 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-0000000059  
**ROBERT TINNEY**  
**PO BOX 135**  
**FLATWOODS, WV 26621-0135**

Dear Purchaser:

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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\*\***

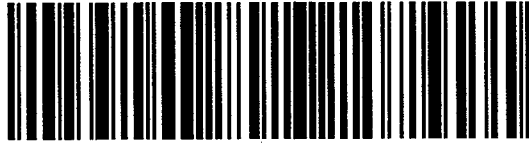
**Personal Service**

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---

**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 5205 95

---



(2021-S-00000059 - 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-00000059 - 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, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

**DISTRICT HOLLY MAP 9R PARCEL 0053 0001**

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**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**

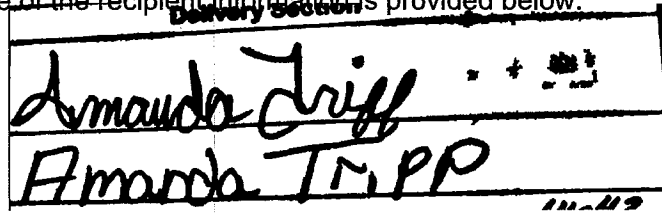


Date Produced: 01/02/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5205 95. 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.

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



(2021-S-00000059 - 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-00000059 - 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, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)  
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS - REGULAR  
MAIL  
7940 KENTUCKY DRIVE STOP 2850F  
FLORENCE, KY 41042

**DISTRICT HOLLY MAP 9R PARCEL 0053 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-00000059, .25AC BUG RIDGE, located in HOLLY, which was returned delinquent in the name of TINNEY GLADYS M & CREED F &, 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.	\$106.55
Amount of subsequent years taxes paid on the property, since the sale, with interest to March 31, 2023.	\$11.95
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.	\$757.72
Amount paid for other statutory costs with interest from following the sheriff's sale to March 31, 2023.	\$1,503.55
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>	\$2,379.77
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

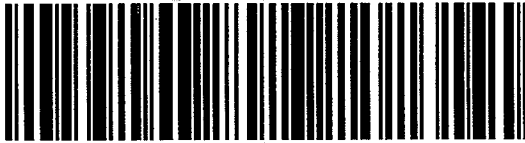
**You may redeem at any time before March 31, 2023, by paying the above total less any unearned interest.**

**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**

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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 5202 67

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(2021-S-00000059 - 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-00000059 - Braxton County - WVTJ LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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-00000059 - Braxton County - WVTJ LLC)

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CHARLESTON, WV 25321

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Date Produced: 12/26/2022

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5202 67. Our records indicate that this item was delivered on 12/21/2022 at 06:08 a.m. in CHARLESTON, WV 25321. The scanned image of the recipient information is provided below.

Signature of Recipient :

X	TSWY
Printed Name	Kim Willey
Delivery Address	10X

Address of Recipient :

10X DEPT
----------

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-00000059 - 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-00000059 - Braxton County - WVTJ LLC)  
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CHARLESTON, WV 25321

To: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, GLADYS TINNEY, GLADYS TINNEY, ROBERT TINNEY, ROBERT TINNEY, JANET CAROL COTTRILL, JANET CAROL COTTRILL, CREED FARRELL TINNEY, CREED FARRELL TINNEY, GLADYS TINNEY, ROBERT TINNEY, CREED FARRELL TINNEY, ROBERT TINNEY, ROBERT TINNEY, 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



(2021-S-00000059 - Braxton County - WVTJ LLC)  
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CERTIFICATE OF SALE

NO: 2021-S-0000059

BRAXTON

COUNTY 05 HOLLY

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 05 9R 0053 0001 0000 ACCOUNT # 00009767
YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION
2020 0000013857 TINNEY GLADYS M & CREED F .25AC BUG RIDGE
910 HEREFORD DRIVE
ELGIN OK 735388427

TAXES 10.30
INTEREST .77
PUBLICATIONS & NOTICES 55.00
SALE PUBLICATION 15.00
CERTIFICATE OF SALE FEE 10.00
SURPLUS 408.93

TOTAL TAXES, COSTS, AND FEES DUE 500.00

SUBSEQUENT TAXES DATE AMOUNT
2021 0000013768 10/26/2021 10.21
TOTAL PAID SUBSEQUENT: 10.21

TOTAL PAID DAY OF SALE 510.21

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

[Handwritten signature: 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]

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 \$500.00, 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 TINNEY GLADYS M & CREED F &; 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 \$500.00.

Certificate of Sale Number: 2021-S-0000000059

.25AC BUG RIDGE, HOLLY DISTRICT

Witness the following signature:



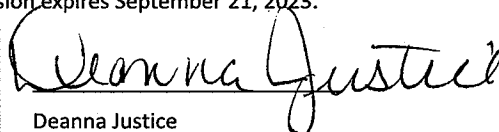
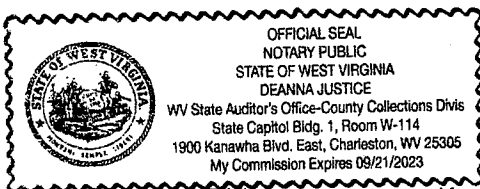
\_\_\_\_\_  
G. Russell Rollyson Jr.

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 acknowledged 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: HOLLY

Tax Map No.(s): 9R

Parcel(s): 0053 0001

Assessor Account No: 00009767

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: \$500.00

Lot Size or Acreage Involved:

Estate(s) Transferred: .25AC BUG RIDGE, HOLLY DISTRICT

Certificate of Sale Number: 2021-S-0000000059

(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 / 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 / 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 / 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:	\$ 2.75 \$ 208.00
Date Recorded:	12/01/2023
New Deed Book No.:	660
New Deed Book Page No.:	46
Date of Transaction:	04/01/2023

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 2023003166  
12/01/2023 @ 12:49:31 PM  
TAX DEED  
Book 660 @ Page 46  
Pages Recorded 148  
Recording Cost \$ 208.00  
Transfer Tax \$ 2.75