

48/28

WVTJ LLC
18102 SENECA TRL
MARLINTON WV 24954-6840

Mail to: WVTJ LLC
18102 Seneca Trl
Marlinton, WV 24954

THIS DEED, made 7/24/2023 between G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands of Berkeley County, West Virginia, grantor, and WVTJ LLC, purchaser, grantee, witnesseth, that

Whereas, in pursuance of the statutes in such case made and provided, **G. Russell Rollyson Jr.**, Deputy Commissioner of Delinquent and Nonentered Lands of Berkeley County, did on 7/24/2023, sell the real estate hereinafter mentioned and described for the taxes delinquent thereon for the year(s) 2018 to 2022, for the sum of \$50.00, that being the amount of purchase money paid to the Deputy Commissioner, WVTJ LLC did become the purchaser of such real estate, which was returned delinquent in the name of HARTMAN HOWARD S; and

Whereas, the Deputy Commissioner, G. Russell Rollyson Jr., has caused the notice to redeem to be served on all persons required by law to be served therewith; and

Whereas, the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set forth in such notice has expired.

Now, therefore, the grantor for and in consideration of the premises recited herein, and pursuant to the provisions of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTJ LLC grantee, his heirs and assigns forever, the real estate so purchased, situate in the County of Berkeley, bounded and described as follows: **Cert. No.: 021774**, described as .27 AC PT LO 4 MORRISON SD, ARDEN District.

The undersigned hereby declares that the consideration paid for this conveyance is \$50.00.

Witness the following signature:



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


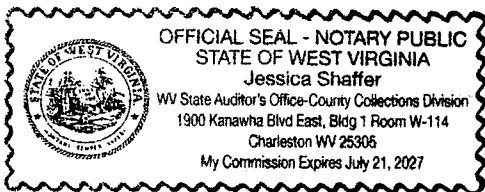
Berkeley County
Anthony J. Petrucci, Clerk
Instrument 202300027409
10/03/2023 @ 09:23:40 AM
DEED NO CONSIDERATION
Book 1453 @ Page 308
Pages Recorded 48
Recording Cost \$ 78.00

State of West Virginia

County of Kanawha, to wit:

I, Jessica Shaffer, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands for Berkeley County, West Virginia, whose name is signed to the foregoing writing bearing the date 7/24/2023 has this acknowledged the same before me in said County.

Given under my hand this 7/24/2023. My commission expires July 21, 2027.



Jessica Shaffer
Notary Public

This instrument was prepared from a form by G. Russell Rollyson Jr., Deputy Commissioner of Berkeley County, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

West Virginia State Auditor's Office
Notice to Redeem Form

Name / Organization: WVTJ LLC

Address: 18102 Seneca Trail

City: Marlinton

Phone: 3043894951 ext:



D122163

State: WV Zip: 24954

Certification / Certificate Number: 021774

(One certification per page)

County: Berkeley

Legal Description: .27 AC PT LO 4 MORRISON SD

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

HOWARD HARTMAN
150 GRIMES DR
MARTINSBURG, WV 25403-2375

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

HOWARD HARTMAN
638 CABIN DR
HEDGESVILLE, WV 25427-5222

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

HOWARD HARTMAN
1011 OAK DRIVE
MARTINSBURG WV 25401

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

HOWARD HARTMAN
2219 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

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

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DEC 13 2022 11:17 AM

MICHAEL C. DOSS
ATTORNEY AT LAW

821 TENTH AVENUE
MARLINTON, WV 24954

TELEPHONE
(304) 789-7118
FACSIMILE
(304) 789-7118

November, 14th 2022

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

RE:

ARDEN District
Berkeley County, West Virginia

Certificate No. CIN DLC-02-021774

Dear Oak Hall,

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



D122155

DEC 13 2022 AM 11:12

TITLE WORKSHEET



DI21990

Berkeley County 021774

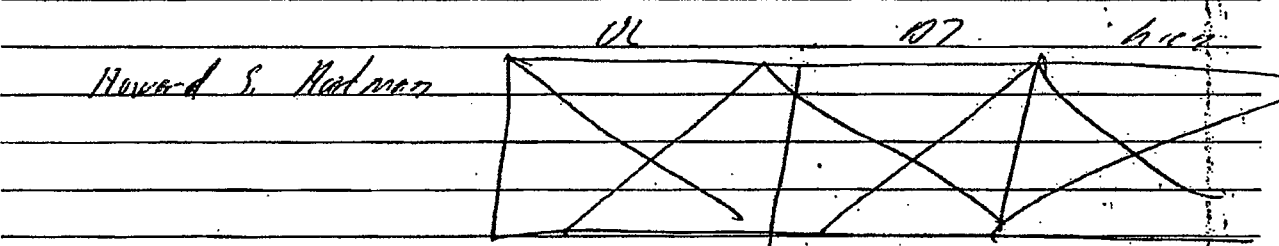
Name(s) HARTMAN HOWARD S Description .27 AC PT LO 4
MORRISON SD Dist (01) Map 0010 Parcel 0060 Sub 0001

TITLE WORK CODE: DLC-2-021774
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006: HARTMAN HOWARD S
Book/Page: 604 / 16 Tax Class: 3
LANDBOOK 2021: HARTMAN HOWARD S Book/Page: 604 / 16 Tax Class: 3

8/11/98 Howard S. Hartman PD 604/16 Janet S. Hartman
New Knoxville
Janet S. Hartman

4/30/73 Howard S. Hartman Jr PD 208/484 Helen M. Hartman
Janet S. Hartman under



Howard S. Hartman PD 1318/412
628 Coburn Drive
Hedgesville, WV 25427

Howard S. Hartman PD-3665/671
150 Grimes Drive
Martinsburg, WV 25403

DEC 13 2022 AM 11:12

AHC-2-021-774

Howard S. Hartman

700-954/119

1011 Oak Drive

700 954/117

Martinsburg, WV 25401

700 954/115

Howard Matia

700 878/321

2214 Monroeside Drive

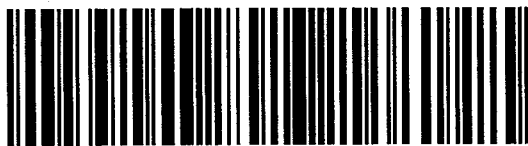
Martinsburg, WV 25401

Stg 11/14/22 - 11:27 am

DEC 13 2022 AM 11:12

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 5463 28



(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN
150 GRIMES DR
MARTINSBURG, WV 25403-2375

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150 GRIMES DR
MARTINSBURG, WV 25403-2375

To: HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, 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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DISTRICT ARDEN MAP 10 PARCEL 0060 00010000

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Given under my hand 1/6/2023

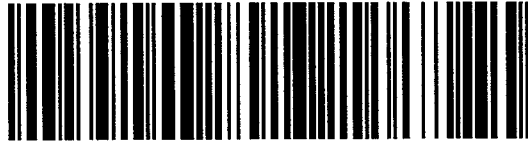
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G. Russell Rollyson Jr.
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USPS CERTIFIED MAIL



9414 8091 0924 9000 5463 35



(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN
638 CABIN DR
HEDGESVILLE, WV 25427-5222

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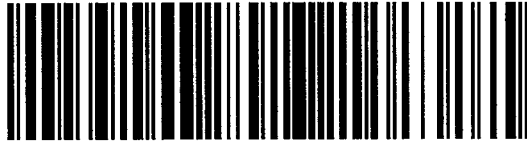
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150 GRIMES DR
MARTINSBURG, WV 25403-2375

To: HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, 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-118
Charleston, West Virginia 25305



(Cert No. 021774 WVTJ LLC)
HOWARD HARTMAN - REGULAR MAIL
150 GRIMES DR
MARTINSBURG, WV 25403-2375

DISTRICT ARDEN MAP 10 PARCEL 0060 00010000

You will take notice that WVTJ LLC, the purchaser of the following real estate, Certification No. 021774, located in ARDEN District, .27 AC PT LO 4 MORRISON SD which was returned delinquent or nonentered in the name of HARTMAN HOWARD S, and was sold by the deputy commissioner of delinquent and nonentered lands of Berkeley County at the sale for the delinquent taxes on 11/02/2022. WVTJ LLC requests that you be notified a deed for such real estate will be made on or after 06/16/2023, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before 06/16/2023 will be as follows:

Amount equal to the taxes and charges due on the date of the sale, with interest, to 06/16/2023	\$2055.34
Amount of taxes paid on the property, since the sale, with interest to 06/16/2023	\$0.00
Amount paid for Title Examination and preparation of the list to be served and for preparation and service of notice with interest to 06/16/2023.	\$830.49
Additional Statutory Fees with Interest to 06/16/2023.	\$0.00
Total Amount Payable to Sheriff - cashier check, money order, certified or personal check must be made payable to the The Honorable Nathan Harmon, Sheriff of Berkeley County.	\$2885.83

You may redeem at any time before 06/16/2023 by paying the above total less any unearned interest.
Given under my hand 1/6/2023

G. Russell Rollyson Jr.

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

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections Division
1900 Kanawha Boulevard East
Building 1, Room W-118
Charleston, West Virginia 25305
Questions please call 1-888-509-6568**

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305



(Cert No. 021774 WVTJ LLC)
HOWARD HARTMAN - REGULAR MAIL
638 CABIN DR
HEDGESVILLE, WV 25427-5222

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305



(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN - REGULAR MAIL
638 CABIN DR
HEDGESVILLE, WV 25427-5222

To: HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, 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



(Cert No. 021774 WVTJ LLC)
HOWARD HARTMAN - REGULAR MAIL
2219 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305



(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN - REGULAR MAIL
2219 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

To: HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, 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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2214 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-118
Charleston, West Virginia 25305



(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN - REGULAR MAIL
2214 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

To: HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, HOWARD HARTMAN - REGULAR MAIL, 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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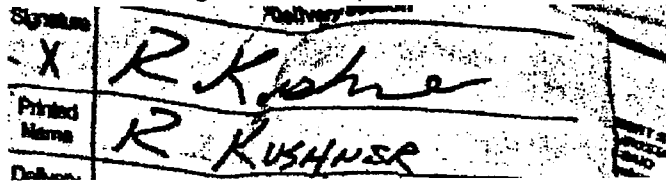


Date Produced: 02/13/2023

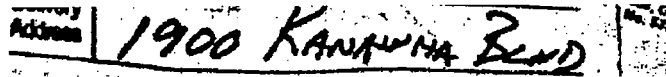
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5463 35. Our records indicate that this item was delivered on 02/06/2023 at 05:16 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 021774

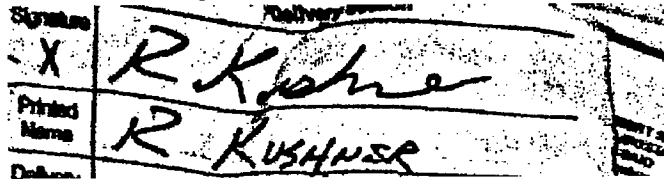


Date Produced: 02/13/2023

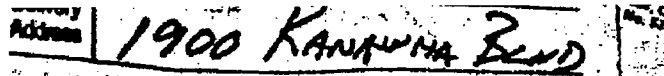
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5463 42. Our records indicate that this item was delivered on 02/06/2023 at 05:22 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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Customer Reference Number: 021774

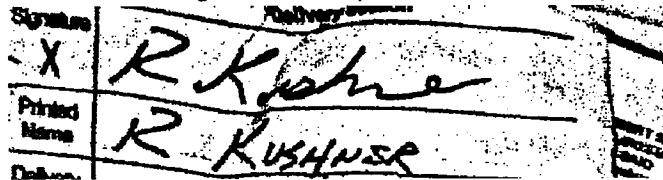


Date Produced: 02/13/2023

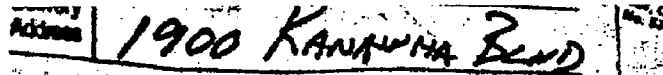
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5463 59. Our records indicate that this item was delivered on 02/06/2023 at 05:22 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Sincerely,
United States Postal Service

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Customer Reference Number: 021774



**UNITED STATES
POSTAL SERVICE**

Date Produced: 02/13/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5463 66. Our records indicate that this item was delivered on 02/09/2023 at 06:03 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>R. Kushner</i>
Printed	<i>D. Kushner</i>

Address of Recipient :

Name	<i>D. Kushner</i>
Delivery Address	<i>1900 Kanawha Bend</i>

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

Sincerely,
United States Postal Service

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Customer Reference Number: 021774

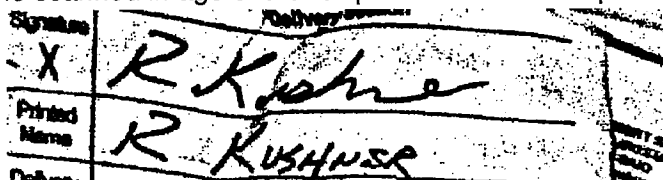


Date Produced: 02/13/2023

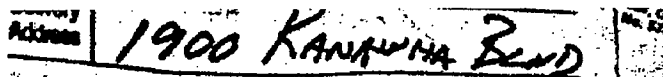
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 5463 73. Our records indicate that this item was delivered on 02/06/2023 at 05:22 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 021774



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

**RETURN SERVICE
 REQUESTED**

PRESORTED
 FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$ 000.49¹
 02 4W
 0000377395 JAN. 10. 2023.

(Cert No. 021774 WVTJ LLC)
 HOWARD HARTMAN - REGULAR MAIL
 2214 MORNINGSIDE DRIVE
 MARTINSBURG WV 25401

JAN 27 '23 PM12:05

EXIE 171 DE 1 0001/24/23

RETURN TO SENDER
 NO SUCH STREET
 UNABLE TO FORWARD

SC: 2214MORNINGSIDE DR MARTINSBURG WV 25401

25305-0389

CERTIFIED MAIL™



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$ 006.57⁰
02 4W
0000381984 JAN. 06. 2023

West Virginia State Auditor's Office
County Collections Division
100 Kanawha Boulevard East
Building 1 Room W-118
Martinsburg, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 5463 35

(Cert No. 021774 WVTJ LLC)

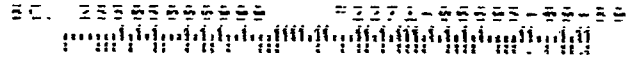
HOWARD HARTMAN
638 CABIN DR
HEDGESVILLE, WV 25427-5222

1-17
1-27
20 FEB 7 PM 12:47



NIXIE

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD



CERTIFIED MAIL™



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$ 006.57⁰
02 4W
0000381984 JAN. 06. 2023.

West Virginia State Auditor's Office
County Collections Division
100 Kanawha Boulevard East
Building 1 Room W-118
Martinsburg, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 5463 66

FEB 9 AM 11:36

(Cert No. 021774 WVTJ LLC)

HOWARD HARTMAN
2219 MORNINGSIDE DRIVE
MARTINSBURG WV 25401

NIXIE 171 FE 1 0002/03/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

~~021774 WVTJ LLC~~

~~021774 WVTJ LLC~~

021774 WVTJ LLC
021774 WVTJ LLC