

WVTK LLC  
 18102 SENECA TRAIL  
 MARLINTON, WV 24954

This deed made this 20th day of April, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of July, in the year 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$262.14, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2023-C-000319	RAMEY VICTORIA A EST

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000319	2 SURF 2 MILE (MH)	Stonewall District

The undersigned hereby declares that the consideration paid for the conveyance is \$262.14.

Witness the following signature:

*Christal G. Perry*

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

State of West Virginia  
 County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 20th day of April, 2026, has acknowledge the same before me in said County.

Given under my hand this 20th day of April, 2026. My commission expires June 10, 2030,



*David Cole*  
 David Cole  
 Notary Public

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

WVTK LLC  
 18102 SENECA TRAIL  
 MARLINTON WV 24954-6840

Wayne County  
 Craigs Evans, Clerk  
 Instrument 3130591415  
 04/28/2026 @ 11:54:25 AM  
 TAX DEED  
 Book 794 @ Page 286  
 Pages Recorded 52  
 Recording Cost \$  
 Transfer Tax \$  
 103.00  
 2.75

# CERTIFIED TO THE STATE

Wayne County, West Virginia

District: STONEWALL

Certificate Number:2023-C-319

West Virginia Code: §11A-3-14

CID Revised 09/1998

Memorandum of tax lien on real estate certified in the county of Wayne County on this the 1st day of November, 2023 for the nonpayment of taxes charged thereon for the year 2022.

Tax Type: Real Estate

District: 09-STONEWALL

Tax Year: 2022

Map: 15

Tax Ticket: 23060

Parcel: 00040000

Tax Name:

Property Description:

RAMEY VICTORIA A EST

2 SURF 2 MILE

% ALMA YORK

(MH)

HC 70 BOX 1016

DINGESS WV 25671

Taxes and additional Cost:

Tax	44.50
Interest	3.74
May Publication 11A-2-13	20.00
Certified Letters 11A-3-2	10.00
September Publication 11A-3-2	25.00
Sale Publication 11A-3-13	15.00

Delinquent Due: 118.24


Subsequent Taxes: Tax Year 2023 Ticket 23148

Tax	45.70
Discount	-0.57
Interest	0.34

Subsequent Due: 45.47

**Total Bid: 163.71**

Given under my hand the 1st day of November, 2023.

  
Rick Thompson, Wayne County Sheriff

Printed on: Tuesday, November 14, 2023 12:23 pm

# SALE APPROVAL LETTER

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

**Certificate of Sale Number: WAYNE COUNTY 2023-C-000319**

Memorandum of real estate sold in the county of WAYNE on this 31st day of July, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

**Property Description:** 2 SURF 2 MILE (MH)

**District:** STONEWALL

**Map:** 15

**Parcel:** 0004 0000 0000

**Taxpayer:**

RAMEY VICTORIA A EST  
HC 70 BOX 1016  
DINGESS, WV 25671

Delinquent Taxes: 2022 - 23060	\$118.24
Interest on Delinquent Taxes	\$10.64
Subsequent Taxes: 2023-23148	\$49.04
Back Taxes:	\$0.00
Certification Fee	\$26.00
Publication Fee	\$30.60
Auditor's Fee	\$17.62
Courthouse Facility Improvement Fund	\$10.00
<b>Amount of Bid</b>	<b>\$262.14</b>
<b>Amount Due</b>	<b>\$262.14</b>
<b>Surplus</b>	<b>\$0.00</b>

**Purchaser:**

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954



*John B. McCuskey*  
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by November 28, 2024, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

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

Total Cost: \$61.33

Billing Name / Organization: WVTK LLC  
Address: 18102 SENECA TRAIL  
City / State / Zip: MARLINTON, WV 24954  
Phone: 304-389-4951 Alt. Phone:  
Certification / Certificate Number: 2023-C-000319  
County: WAYNE COUNTY  
Legal Description: 2 SURF 2 MILE (MH)  
Map: 15 Parcel: 0004 0000 0000

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

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

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570  
USA

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

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671  
USA

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

OCCUPANT  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570  
USA

NOV 27 '24 10:21

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

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

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

WV STATE TAX DEPARTMENT  
 PO BOX 229  
 CHARLESTON, WV 25321  
 USA

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

NOV 27 2014 10:21

Susan (Allie) Callison, Attorney at Law  
PO Box 153  
Hillsboro, WV 24946  
sacallisonlaw@gmail.com 304-871-7225

WVTK LLC  
Attention: Oak Hall  
18102 Seneca Trail  
Marinton, WV 24954

RE: RAMEY VICTORIA A EST

2 SURF 2 MILE (MH)  
STONEWALL District  
Wayne County, West Virginia

Certificate No. 2023-C-000319 CIN CTS-50-2023-319

Dear Oak Hall,

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

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

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



NOV 27 '24 10:21

# TITLE WORKSHEET



WAYNE County - 50

Name(s) RAMEY VICTORIA A EST

STONEWALL Dist (09) Map 0015 Parcel 0004 Sub 0000SPLIT000

TITLE WORK CODE: CTS-50-2023-319

Description 2 SURF 2 MILE (MH)

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012: RAMEY VICTORIA A EST Book/Page: 592/ 715 Tax Class: 2

LANDBOOK 2021: RAMEY VICTORIA A EST Book/Page: 592 / 715 Tax Class: 2

LANDBOOK 2011, 2010, 2009, 2008, 2007, 2006: RAMEY VICTORIA A Book/Page: 592/ 715 Tax Class: 2

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

TRANSFERS	GRANTOR		GRANTEE
Death Date 04/05/2008			
04/22/2008	RAMEY VICTORIA ANN	DEATH CERTIFICATE 6/132	
2 AC			
01/30/1998	RUSSELL FRED RUSSELL FLORA	DEED 592/715	RAMEY VICTORIA A

Adverse Item Table	OCFT	DT	liens
RAMEY VICTORIA A	DEATH CERTIFICATE-6-132		

### REFERENCE ITEMS

no grantee address back ref 552/339
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50-DEED-592-715

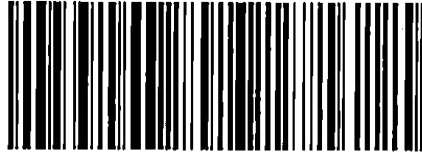
LAND CONTRACT-576-591,DB-514-243,POA-628-253

NOV 27 '24 09:10:21

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 9002 1014 64



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(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
THE WAYNE COUNTY NEWS-HD MEDIA LLC  
347 BRALEY ROAD  
HUNTINGTON, WV 25705

{5FCD855F-44B6-444F-901D99BD886EF93B}[NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

THE WAYNE COUNTY NEWS-HD MEDIA LLC  
347 BRALEY ROAD  
HUNTINGTON, WV 25705

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

THE WAYNE COUNTY NEWS-HD MEDIA LLC  
347 BRALEY ROAD  
HUNTINGTON, WV 25705

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000319** , located in STONEWALL District, 2 SURF 2 MILE (MH) which was returned delinquent or nonentered in the name of RAMEY VICTORIA A EST , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23060 .	\$151.35
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-23148 .	\$57.79
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$116.71
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$664.92
Additional Statutory Fees with Interest.	\$420.29
<b>Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.</b>	<b>\$1,411.06</b>

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

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

---

Given under my hand December 17, 2025

*Christal G. Perry*

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

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

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
OCCUPANT - REGULAR MAIL  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

5FCD855F-44B6-444F-901D99BD886EF93B][NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

OCCUPANT - REGULAR MAIL  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23060 .	\$140.71
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-23148 .	\$53.65
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.76
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$614.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$920.52</b>

**You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.**

---

Given under my hand December 18, 2024

*G. Russell Rollyson, Jr.*

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

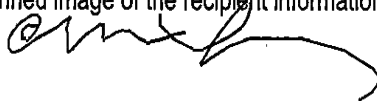
**Please return this letter and payment to the  
West Virginia State Auditor's Office, County Collections  
Division 1900 Kanawha Boulevard East  
Building 1, Room W-114  
Charleston, West Virginia 25305  
Questions, please call 1-888-509-6568**

Date Produced: 12/22/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 1014 64. Our records indicate that this item was delivered on 12/19/2025 at 03:05 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Cherrish Lewis

Address of Recipient :

**347 BRALEY RD, HUNTINGTON,  
WV 25705**

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000319 WAYNE

Date Produced: 11/17/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9002 0499 71. Our records indicate that this item was delivered on 11/12/2025 at 03:52 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

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

Address of Recipient :

Delivery Address	18102 Seneca Trail
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

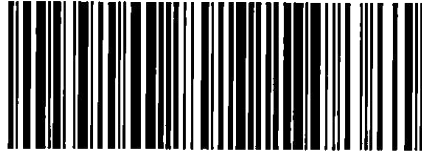
Sincerely,  
United States Postal Service

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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 9001 6088 72



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(2023-C-000319-WAYNE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

5FCD855F-44B6-444F-901D99BD886EF93B][NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

WV STATE TAX DEPARTMENT  
PO BOX 229  
CHARLESTON, WV 25321

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

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---

Given under my hand December 18, 2024

*G. Russell Rollyson, Jr.*

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


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

Date Produced: 12/23/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6088 72. Our records indicate that this item was delivered on 12/20/2024 at 06:55 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

Sincerely,  
United States Postal Service

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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 9001 6087 28



---

(2023-C-000319-WAYNE COUNTY-WVTK LLC)

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

5FCD855F-44B6-444F-901D99BD886EF93B][NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

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

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

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

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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$614.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$920.52</b>

**You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.**

---

Given under my hand December 18, 2024

*G. Russell Rollyson, Jr.*

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

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



Date Produced: 12/30/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6087 28. Our records indicate that this item was delivered on 12/23/2024 at 12:30 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

*David W. Stone*  
DAVID W. STONE

Address of Recipient :

7940 Kentucky Drive  
Florence, KY 41042

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

Sincerely,  
United States Postal Service

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

Customer Reference Number: 2023-C-000319 WAYNE



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

*NSA*

(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
 OCCUPANT - REGULAR MAIL  
 ROUTE 2 BOX 1557 C  
 WAYNE, WV 25570

255-0553-021

**RETURN SERVICE  
 REQUESTED**

PRESORTED  
 FIRST CLASS



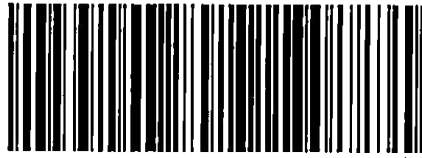
US POSTAGE **\$ 000.59<sup>3</sup>**  
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 00000377388DEC. 18. 2024

BC: 25305002139 \*059610596519-18  
 RETURN TO SENDER  
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 UNABLE TO FORWARD  
 JAN 23 2025 10:51  
 8801/19/25

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

---

USPS CERTIFIED MAIL



9414 8091 0924 9001 6087 11



---

(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

5FCD855F-44B6-444F-901D99BD886EF93B][NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000319** , located in STONEWALL District, 2 SURF 2 MILE (MH) which was returned delinquent or nonentered in the name of RAMEY VICTORIA A EST , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23060 .	\$140.71
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-23148 .	\$53.65
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.76
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$614.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$920.52</b>

**You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.**

---

Given under my hand December 18, 2024

*G. Russell Rollyson, Jr.*

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

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

**CERTIFIED MAIL™**

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

(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

9414 8091 0924 9001 8087 11



USPS CERTIFIED MAIL



**US POSTAGE**  
ZIP 25305 \$ **008.16<sup>0</sup>**  
02 4W  
0000381984 DEC. 18, 2024

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10 JAN 25 PM 3:08

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RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

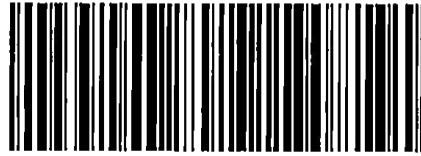
BIC: 25305002139

\*0171-01021-19-02

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 9001 6087 04



---

(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

5FCD855F-44B6-444F-901D99BD886EF93B][NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23060 .	\$140.71
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-23148 .	\$53.65
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$111.76
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$614.40
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$920.52</b>

**You may redeem at any time before May 31, 2025 by paying the above total less any unearned interest.**

---

Given under my hand December 18, 2024

*G. Russell Rollyson, Jr.*

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

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

NSS

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

(2023-C-000319-WAYNE COUNTY-WVTK LLC)  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

USPS CERTIFIED MAIL



9414 8091 0924 9001 6087 04

CERTIFIED MAIL™



US POSTAGE  
ZIP 25305 \$008.16<sup>0</sup>  
02 4M  
0000381984 DEC. 18. 2024.

JAN 23 '25 PM 10:53

NIXIE

152 DE 1

8901/15/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC: 25305002139

\*0596-05964-19-18

253050021

**NOTICE OF  
REDEMPTION**

**CERT NO.  
2023-C-000319**

**WAYNE COUNTY**

**WVTK LLC**

To: VICTORIA RAMSEY ESTATE OR UNKNOWN HEIRS OF, VICTORIA RAMSEY ESTATE OR UNKNOWN HEIRS OF, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, beneficiaries, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

**DISTRICT STONEWALL**

**MAP 15**

**PARCEL 0004 0000 0000**

You will take notice that WVTK LLC, the purchaser of the following real estate, **Cert No. 2023-C-000319**, located in STONEWALL District, 2 SURF 2 MILE (MH) which was returned delinquent or nonentered in the name of RAMEY VICTORIA A EST, and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after March 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before February 28, 2026 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022-23060. **\$151.35**

Back tax tickets, with interest, and charges due on the date of certification for ticket number **\$0.00**

Subsequent of taxes paid on the property, with interest to for tax year 2023-23148. **\$57.79**

Additional taxes with interest. **\$0.00**

Auditor's Certification, Publication, and Redemption fee plus interest. **\$116.71**

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. **\$664.92**

Additional Statutory Fees with interest. **\$420.29**

Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. **\$1,411.06**

**You may redeem at any time before February 28, 2026 by paying the above total less any unearned interest.**

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

Given under my hand December 17, 2025

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

**Acc.Id:** 251847  
**Name:** OFFICE OF STATE  
AUDITOR  
**Phone:** 304-558-2262  
**Address:** 1900 KANAWHA BLVD E #  
1  
**City:** CHARLESTON  
**State:** WV  
**Postcode:** 25305  
**Class:** 9010 Legal Notices  
**Edition:** WYN WYN WYN  
**Start:** 12/31/2025  
**Stop:** 01/14/2026  
**Issues:** 3  
**Units:** 99.0  
**Order ID:** HC 398038  
**TFN:** C  
**TFN cycle:**  
**Rep:** CHEYLANL  
**Status:** CF  
**Source:** ML  
**Paytype:** BI  
**Rate:** LG  
**Cost EXC**  
**GST:** 244.93  
**Tax:** 0.00  
**Total Charge:** 244.93  
**Printed on:** 12/19/2025 15:42:01  
**Printed by:** CHEYLANL

12/19/2025 15:42:57

PREP BOYS BASKETBALL

Spring Valley staves off Wayne in first meeting

By RYAN EPLING  
For The News

SPRING VALLEY — One strong run is difficult to overcome in high school basketball. It turns out two can be the difference.

Spring Valley used the strength of its quartercourt to lead the second quarter, then extended it to an 18-4 push in defeating Wayne 66-52 on Tuesday, Jan. 6 at the Wolves Den.

Harriett Riggs scored a game-high 22 points. Eighteen came during the second-quarter flourish.

The Timberwolves (3-2) jumped out to a 9-2 lead to begin the game before Wayne closed the opening quarter on a 9-2 run to get within a point.

But the second Spring Valley run to begin the second quarter was too much for the Pioneers (5-4) to overcome.

"If you take the second quarter and make it even, that's a four-point game," Wayne coach Sean McElroy said. "My half of the Timberwolves exploded



Wayne's Hunter Bryant (1), left, and Colton Black (2) block a shot by Spring Valley's Harrison Riggs (22) during their high school basketball game on Tuesday, Jan. 6, at the Wolves Den.

to 32-17 before settling for an 18-point halftime edge. The second half played out with the two teams trading baskets. Spring Valley never led by fewer than eight in the second

half, but scored the final six points from the free-throw line to seal the game.

"I know it would be a tough game," Spring Valley coach Rick Chaffin said. "Hopefully we will

get better and better as the season goes along."

While Riggs had a good night in spite of foul trouble, the play of fellow senior Parker Phillips helped keep the Pioneers' top. Phillips finished with 14 points, 12 of which came in the second

half. Despite being the shortest player (6-foot-1) on his team's roster, the senior forward led the Timberwolves with nine rebounds. Most of his points came in the paint.

"Parker is a strong kid. He did a great job," Chaffin said. "I told him after the game, he played really well inside and outside and he played really good defense."

It was the first meeting between the two Wayne County schools. They are scheduled to meet again in February at Wayne.

WOLVES

FROM PAGE 1B

to get an edge, and we came out strong and then we backed off a little bit, then they took advantage of it."

Harris was pleased with the Irish effort on defense, as they created 14 steals.

"Typically, that's how we get a lot of easy buckets," Harris said. "We can jump-rop that half-court and get some easy layups, but they have some good ball-handlers. So, they kind of took us out of our game by doing that, and we could not get back in the game once we got down."

The Irish move forward to playing Lincoln County on Wednesday, with Wildcat coming up soon after, and ending January against Tig Valley, the No. 1 Class A team in the state.

The Timberwolves return to Mountain State Athletic Conference play, with St. Albans and Riverside coming up.

"The MSAC games are always tough, and you just have to grind it out, but it's going to make us a better," Chaffin said. "That's our goal. Just keep getting better. Hang in there on those MSAC games and get ready for the regional."

Wayne County Schools  
Sports Information  
Contact: Rick Chaffin  
Phone: 336-738-1111

Table with multiple columns containing legal notices, including property sales, probate proceedings, and public hearings. Each entry includes a title, date, and contact information.

JAN 21 '26 AM 12:57

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

LH-398038  
12-31;01-07,14;2025

JAN 21 '25 PM 12:57

213-C-319 Wayne

**Affidavit of Legal Publication and Posting**

**STATE OF WEST VIRGINIA**

**COUNTY OF WAYNE, TO-WIT**

I Cheylan Lewis, Classified Advertising

Representative of the Wayne County News, a newspaper

published in the county of Wayne, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper at a cost of \$ 244.93

Commencing On: 12/31/2025

Ending On: 01/14/2026

Given under my hand this day 01/14/2026

Cheylan Lewis



Sworn to and subscribed before me 01/14/2026  
at Wayne, Wayne County, West Virginia

Elisha Queen

Notary Public of, in and for Wayne County, West Virginia

MY COMMISSION EXPIRES: October 17, 2029

JAN 21 2026 PM 2:57

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 9001 7844 84



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(2023-C-000319 - WAYNE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

{5FCD855F-44B6-444F-901D99BD886EF93B}[RETURN MAIL LETTER]

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



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

07/14/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: WAYNE COUNTY 2023-C-000319  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$135.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

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

**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

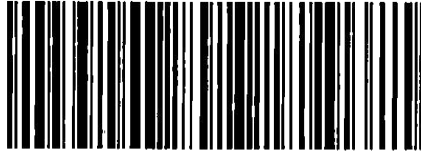
**Personal Service**

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

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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(2023-C-000319 - WAYNE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

5FCD855F-44B6-444F-901D99BD886EF93B}[RETURN MAIL LETTER]

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



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

11/05/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: WAYNE COUNTY 2023-C-000319  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
HC 70 BOX 1016  
DINGESS, WV 25671

Dear Purchaser:

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Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds. As part of that step, you are requested to conduct a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **thirty (30) days** from the receipt of this letter the additional address and an additional estimated cost of **\$270.86**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

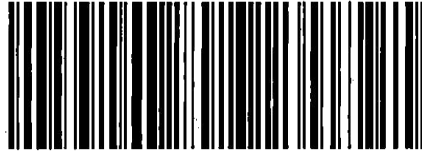
Personal Service

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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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 7855 35

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(2023-C-000319 - WAYNE COUNTY)  
WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

5FCD855F-44B6-444F-901D99BD886EF93B}[RETURN MAIL LETTER]

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



## State of West Virginia



State Auditor and  
Commissioner of Delinquent  
and Nonentered Lands

07/14/2025

WVTK LLC  
18102 SENECA TRAIL  
MARLINTON, WV 24954

RE: WAYNE COUNTY 2023-C-000319  
VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
ROUTE 2 BOX 1557 C  
WAYNE, WV 25570

Dear Purchaser:

As a purchaser of a tax lien at the Auditor's Tax Sale, the West Virginia State Auditor's Office wishes to advise you that if any notices to redeem are returned as unclaimed, undeliverable, refused, or non-served, personal service of the notices will be necessary to satisfy the notice requirement. This additional step is necessary to address claims raised in recent Federal court proceedings challenging the sufficiency of the notice.

Accordingly, if a notice to redeem is returned as unclaimed, undeliverable, refused, or non-served, you will be requested to provide the West Virginia State Auditor's Office with sufficient information to execute personal service as well as a sum sufficient to cover the costs of preparing and servicing the notice requirement. In the event that step is required to secure a deed, upon notification of the additional requirement, you are requested to provide the address and necessary estimated funds.

The above listed notice to redeem was mailed, at your instruction and which was return as undeliverable, unclaimed, refused, or non-served.

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.86** This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

*Christal G. Perry*

Christal G. Perry

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



**Purchaser(s) Name & Address**

**Telephone Number:**

**Certificate Number:**

**County:**

**Legal Description:**

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

**\*\*Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service\*\***

**Personal Service**

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

# Supplemental Notice to Redeem Form

Total Cost: \$135.86

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000319

County: WAYNE

Legal Description: 2 SURF 2 MILE (MH)

Map: 15 Parcel: 0004 0000 0000

### Name and address of those to be notified

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

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF  
 HC 70 BOX 1016  
 DINGESS, WV 25671  
 USA

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

JUL 23 2025 PM 3:56

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE  
HC 70 BOX 1016  
DINGESS, WV 25671

{5FCD855F-44B6-444F-901D99BD886EF93B}[NTR LETTER]

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



(2023-C-000319-WAYNE COUNTY-WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE  
HC 70 BOX 1016  
DINGESS, WV 25671

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

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



(2023-C-000319-WAYNE COUNTY- WVTK LLC)

VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF - PERSONAL SERVICE  
HC 70 BOX 1016  
DINGESS, WV 25671

**DISTRICT STONEWALL MAP 15 PARCEL 0004 0000 0000**

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000319** , located in STONEWALL District, 2 SURF 2 MILE (MH) which was returned delinquent or nonentered in the name of RAMEY VICTORIA A EST , and was sold by the deputy commissioner of delinquent and nonentered lands of WAYNE County at the sale for the delinquent taxes on July 31, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 23060 .	\$146.62
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2023-23148 .	\$55.95
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$114.51
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$642.46
Additional Statutory Fees with Interest.	\$138.58
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,098.12</b>

**You may redeem at any time before October 31, 2025 by paying the above total less any unearned interest.**

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

---

Given under my hand August 5, 2025

*Christal G. Perry*

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

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

**AFFIDAVIT OF SERVICE**

State of West Virginia

County of Wayne

Case Number: 2023-C-319

WVTK LLC

Received by FALCON EXPRESS SERVICES, LLC on the 18th day of August, 2025 at 4:35 pm to be served on Victoria Ramey Estate Or Unknown Heirs of, HC 70 Box 1016, Dingess, WV 25671.

I, Samantha Bailey, being duly sworn, depose and say that on the 8th day of September, 2025 at 8:15 pm, I:

POSTED by attaching a true copy of the CERTIFICATE OF SALE NOTICE to a conspicuous place on the property of the within named person's LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE at the address of: HC 70 Box 1016, Dingess, WV 25671.

**Additional Information pertaining to this Service:**

9/8/2025 8:15 pm Attempted HC 70 Box 1016, Dingess, WV 25671. Subject does not live at address per current resident. Documents posted.

Any and all physical description details are approximations.

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

*Samantha Bailey*  
\_\_\_\_\_

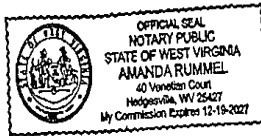
Samantha Bailey  
Process Server

FALCON EXPRESS SERVICES, LLC  
(843) 577-9696

Our Job Serial Number: FES-2025007894

Subscribed and Sworn to before me on the 1 day  
of Oct 25 by the affiant who is  
personally known to me.

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



OCT 21 '25 PM 12:10



**AFFIDAVIT OF EXHAUSTION FOR PURCHASER**

County: WAYNE

Certificate Number: 2023-C-000319/VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF

Purchaser Name: WVTK LLC

I, Oak Hall, member, on behalf of the purchaser of the above listed tax lien, hereby certify that I have undertaken a subsequent search of all publicly available county records, including but not limited to the county tax records and the county clerk's records, to discover any new addresses for the person/persons that were previously designated in the purchaser's notice to redeem list and which were returned as unclaimed or undeliverable. Through execution of proper due diligence in conducting a subsequent search, I certify that I was unable to identify any new addresses. Insofar as no additional addresses were discovered in the county records, I request that publication be utilized as a final step in the notice process.

*Complete the following paragraph only if a party entitled to notice is discovered to be deceased.*

I, Oak Hall, member, affirm that VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF, a party previously designated by the purchaser as entitled to notice to redeem, is deceased and that their administrator/executor has previously been provided with notice to redeem or no administrator/executor was ever appointed.

I swear or affirm under penalty of law that the above information is true and accurate:

Oak Hall

Applicant

State of: WV

County of: Pocahontas

The foregoing instrument was acknowledged by me this 21 day of November, 2025 by Jonathan Annett.

My commission expires: 11/21/28

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

DEC 1 12:25 PM '25

**AFFIDAVIT OF EXHAUSTION FOR PURCHASER**

County: WAYNE

Certificate Number: 2023-C-000319/VICTORIA RAMEY ESTATE OR UNKNOWN HEIRS OF

Purchaser Name: WVTK LLC

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Oak Hall

Applicant

State of: WV

County of: Pocahontas

The foregoing instrument was acknowledged by me this 21 day of November, 2025 by Jonathan Annett.

My commission expires: 11/21/28

Notary Public

