

# LIST OF TAX LIENS ON REAL ESTATE

In the County of Jefferson, certified to the State of West Virginia, in the month of October 2025 for non-payment of taxes for the year 2024.

11/06/25 PUBLICATION BY SHERIFF OF PAGE 1  
**DISTRICT: BOLIVAR CORP**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
BOLYARD BARRY R 1 LT #23 PT #24 WILT PLAT 2  
GROYA PETER COMMON AREA ASHLAND VILLAGE  
MELLIS KEITH W 1/2 A-BRACKETT'S ADD

**DISTRICT: CHARLES TOWN DIST**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
BINDER MARTIN G & GAILLE S SEC 22J #56A.57A SHANNONDALE  
BROWN DEBORAH L & MAURICE A SEC B #4 CAVE QUARTER EST  
CASCIO RYAN M & LORIE L LT #301 TUSCAWILLA HILLS  
CURTIN THOMAS J & ASHLEY R SEC 10J #25.26.27.28 SHANNONDALE  
\*22 REDEEMED FROM STATE 12/19/2024\*

CURTIS CYNTHIA JOY 29.08 AC PIEDMONT  
DANNER DAVID SEC 1 #9 RIVER VIEW PARK  
DEARMAN RYAN E & LAUREN E SEC 11J #51 SHANNONDALE  
DOWNES RAYMOND & DAWNYIELLE 3.1 AC SUMMIT POINT ROAD  
FOLEY NORMAN C & LORIE L LT #345 TUSCAWILLA HILLS  
GLENDA K AUSTIN SEC. 11H, #38,SHANNONDALE  
FRANKHOUSER MICHAEL P SEC 22J #3.4.5 SHANNONDALE  
GALLIEN JOHNATHAN SEC A #27 ORCHARD HILLS  
GONZALEZ ANGEL M III & MELISSA F SEC. 21J, #46,SHANNONDALE  
HANNA MARK A \*22 REDEEMED FROM STATE 2/19/2025\*

HOGG KIMBER LEE LT #5 FAIRVIEW PLACE  
KING TERESA M - TR SEC 5H #6 SHANNONDALE  
LUTMAN LAND DEVELOPMENT LLC SWM MILTON'S LANDING  
MYERS RICHARD J & DAWN A SEC 5 #2 RIVER VIEW PARK  
POULSON KATHLEEN & RODNEY SUTHERLAND SEC 2 #14 RIVER VIEW PARK  
RAMSBURG DAVID 1 LOT-MT.,DODGE  
RASMUSSEN MARLYN J & PAUL G SEC 10H #48 SHANNONDALE  
NEW OWNER FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC  
RASMUSSEN MARLYN J & PAUL G SEC 10H #47 SHANNONDALE  
NEW OWNER FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

REID BRIAN A SEC 21J #41 SHANNONDALE  
REID BRIAN A SEC 21J #40 SHANNONDALE  
REID BRIAN A SEC 21J #39 SHANNONDALE  
SHANK GARRETT M JR ESTATE SEC 1H #34 SHANNONDALE  
SHEARS DUANE L & M IRENE LT "E" WHEELER  
SMITH HELEN L ESTATE LTS #10,12 VENTOSA  
\*22 REDEEMED FROM STATE 6/10/2024\*

SMITH HELEN L ET AL .96 A VENTOSA-THOMPSON  
\*22 REDEEMED FROM STATE 6/10/2024\*

VISEL TIMOTHY C & PAMELA S LT #341 TUSCAWILLA HILLS  
WHITACRE MARK S & TINA B SEC 6 #41 RIVER VIEW PARK  
WILLIAMS JOSEPH L JR ET AL SEC 2H #8,10,11,12,13 SHANNONDALE  
WILLIAMSON TIM SEC 21J #30 SHANNONDALE  
WILLIAMSON TIM SEC 21J #77 SHANNONDALE  
WILLIAMSON TIM SEC 21J #78 SHANNONDALE  
WINES GLORIA M & PATRICIA A .46 AC CROWLEY-WALKER  
ZEBRA BROADCASTING CORP 3 AC., LUCE

**DISTRICT: CHARLES TOWN CORP**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
CLARK JAMES D 1 LT-WELLER, BRADFORD  
DAN RYAN BUILDERS LOT 1 TATE MANOR  
WEST VIRGINIA LLC #877 UNION RIDGE TH-HUNTFIELD  
DAN RYAN BUILDERS WEST VIRGINIA LLC  
FIRESTONE MYRNA O ET AL 1 LT S LAWRENCE ST PLUS 616 SQ FT  
MOLER CAROLYN O 1 LT N WEST ST-APT SOUTH  
MORRIS TERRY LYNN LT #106 COUNTY GREEN TH  
NICWARNER RUTH E LT #1 CHURCH MANOR  
ROCKWELL SHIRLEY J LTS #7,8 ALLA WILLA  
ROCKWELL SHIRLEY J ALLA WILLA  
ROCKWELL SHIRLEY JO LTS #24,25 MORISON PLAT  
\*21 REDEEMED FROM STATE 6/28/2023\*

VIDAUREE-FLORES LUCY M BLK 73 LT #1 N GEORGE ST  
\*22 REDEEMED FROM STATE 2/19/2025\*

VIDAURRE-FLORES LUCY M PT LT WASH & CHARLES ST  
\*22 REDEEMED FROM STATE 2/19/2025\*

WATSON CHRISTOPHER K 1 LT-S MILDRED ST

**DISTRICT: HARPERS FERRY DIST**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
ALLEN ELIZABETH F ESTATE LT #15 VALLEY VIEW  
BOLYARD BARRY R SEC R #22,23 SCJ (#4847)  
BULSON IRA E J JR & NANCIE L-TRUST SEC A # 111 WESTRIDGE HILLS  
CHANNEY EDITH E BACK TAX 2023 (24-11491)  
CLATTERBUCK KEVIN E SEC D #55 WESTRIDGE HILLS  
COLLINS CECILE A SEC X #6 SCJ  
BACK TAX 21(24-11700)22(24-11699)  
23(24-11701)

COMANDA MATTHEW ETAL BLK C #15,16-BAKERTON  
DUNGAN ADRIAN LTS #1,2 SHENANDOAH RANCH  
FIERRO ANA & BELLO SEC R #133,134 SCJ (#7559)  
FOLSE JAY SEC A #1 WESTRIDGE HILLS  
BACK TAX(24-12318)

FOX MELVIN D & SANDRA I SEC A #1 WESTRIDGE HILLS  
(BACK TAX 2023)  
2024(12317)

GARMAN ROBERT C & SUSAN L - TRS SEC T #208 SCJ  
SEC 4 #262 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #264 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #263 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #272 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #274 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #276 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #273 BLUE RIDGE ACRES

GARMAN ROBERT C & SUSAN L - TRS SEC 4 #271 BLUE RIDGE

SUSAN L - TRS ACRES  
GARMAN ROBERT C & SUSAN L-TRS SEC 4 #265,267 BLUE RIDGE ACRES  
3.97 AC MT

GROVE MITCHELL A & LISA L CULLINANE SEC E #21,22,23 WESTRIDGE HILLS  
GUARDADO ISMAEL \*21 REDEEMED FROM STATE 12/19/2024\*

GUTHRIE BRUCE G & REBECCA A SEC 3 WATERFRONT #12 GLEN HAVEN  
HENSLEY GREGORY L SEC I #2-WESTRIDGE HILLS  
NEW OWNER FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

JACKSON DARLA L 3/4 AC JENKINS, HOFFMASTER  
KAPPLE KENNETH F & BEATRICH A SEC. I, # 23, WESTRIDGE HILLS  
CERTIFICATE OF CANCELLATION 10/6/25

KEYS JANICE SEC. 6D, # 420,421, BLUE RIDGE ACRES  
KRABAL SHANE D SEC 1D #66,67,68,69,70,71  
BLUE RIDGE ACRES

LEWIS RONALD A JR SEC X #43 SCJ  
LEWIS RONALD A JR SEC X #44 SCJ  
LEWIS RONALD A JR 6/10 AC POND AREA #1  
LONGERBEAM BRIAN J .31 AC & PCL RINALDI  
LUTMAN LAND DEVELOPMENT LLC SEC 6B #623 BLUE RIDGE ACRES  
MAILE JUSTIN C & JARED C SEC 1B #39B BLUE RIDGE ACRES  
NEW OWNER FROM TAX LIEN SALE  
PIVOT CAPITAL LLC

MAILE JUSTIN C & JARED C SEC 1B #37B BLUE RIDGE ACRES  
NEW OWNER FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

MOOD BRITTANNIE & EDWARD HANVEY SEC 15 #16  
NAGY ARLENE R KEYES FERRY ACRES  
RENNIE DEREK & AMANDA WHITAKER SEC D BLK A # 9,10,11,12,13,  
14, SCJ  
RENNIE DEREK & AMANDA WHITAKER SEC D BLK A #15,16,17,18 SCJ  
RENNIE DEREK & AMANDA WHITAKER SEC D BLK A #19,20,21,22,23  
SCJ  
RENNIE DEREK & AMANDA WHITAKER SEC D BLK A-#24,25,26,27,28  
SCJ  
RIOS PABLO ET AL SEC D #2 WESTRIDGE HILLS  
SAUNDERS RICHARD & SHIRLEY A 19.75 AC-KIDWILER (#8219)  
SAYLES CHARLES R WATERFRONT LT #5-POTOMAC TERRACE  
SOUERS DINA SEC J #294 SCJ  
BACK TAX (24-15279)

SOUERS DINA SEC J #294 SCJ  
(BACK TAX 2023)  
24-15278

SOUERS DINA SEC J #295 SCJ  
BACK TAX (24-15281)

SOUERS DINA SEC J #295 SCJ  
(BACK TAX 2023) 24-15280

SWITLICK ALLEN & NORMA J SEC P #25 SCJ  
SWITLICK ALLEN & NORMA J SEC P #44,45 SCJ  
SWITLICK ALLEN & NORMA J SEC P #24 SCJ  
TALBOTT JOHN C & LISA D SEC J #54,55,56,57 SCJ  
\*21 REDEEMED FROM STATE 6/22/2023\*

TRUITT DORSEY S III & RACHAEL J SEC B #70,71,72,73-WESTRIDGE HILLS (#8151)  
\*22 REDEEMED FROM STATE 5/19/2025\*

**DISTRICT: HARPERS FERRY CORP**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
NAPPER GEOFFREY A JR BLK K LT #1

**DISTRICT: KABLETOWN DIST**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
2004 BUTLER/DOMINGUEZ SEC 5B #5.6 SHANNONDALE  
FAMILY TRUST & SAMUEL J NEAL \*23 REDEEMED FROM STATE 3/5/2025\*

ANTHONY VICTORIA LEE ESTATE SEC 3 #300 RIVERSIDE  
BARTH JEFFREY W & DAY M LT #9 APPE BLOSSOM MEADOWS  
BOGGS MAUREEN F SEC 2F LTS # 41,51 SHANNONDALE  
BOGGS MAUREEN F SEC 2F #42 SHANNONDALE  
CARTER JESSICA L LT #39 LAKE FOREST ESTS  
CERASI MARK A & MARCI SEC 23F #2348,2349 & PCL AVON BEND  
CERASI MARK A & MARCI SEC 23F #2347 AVON BEND  
CURRY VICTORIA D .92A FRANKLINTOWN, PAYTON (#3678)  
FAUBER FLOYD F & HELEN M SEC 14F #25 SHANNONDALE  
FIRESTONE MYRNA O SEC 6L #5,6 SHANNONDALE  
FIRESTONE MYRNA O & JAMI M KEMPF SEC 30F #36 SHANNONDALE

FUSCO JOHN & DEANA REALE SEC 1M #51 SHANNONDALE  
FUSCO JOHN & DEANA REALE SEC 1M #55 SHANNONDALE  
FUSCO JOHN & DEANA REALE SEC 1M #56 SHANNONDALE  
FUSCO JOHN & DEANA REALE SEC 1M #20 SHANNONDALE  
FUSCO JOHN & DEANA REALE SEC 1M #27.28.29 SHANNONDALE  
FUSCO JOHN & DEANA REALE SEC 1M #18 SHANNONDALE  
FUSCO JOHN J & DEANA M REALE SEC 1M #24,25,26 SHANNONDALE  
GOODSON KATHRYN LEMMON LT "A" BELL VIEW  
KAANG INC SEC 6F #24 SHANNONDALE  
NEW OWNER FROM TAX LIEN SALE  
PIVOT CAPITAL LLC

LABASBAS LILLIE J G 14.29 AC HEAD SPRINGS,WYSONG  
LATHAM ALLEN SHAWN-TR SEC 7F #68 SHANNONDALE  
NEW OWNER FROM TAX LIEN SALE  
BACK CREEK PROPERTY MANAGEMENT

MARSH JAMES R & ELIZABETH SEC 22F #50 SHANNONDALE  
MCKINLESS CHRISTOPHER B SEC 13F #2,3-SEC 9F #26,27 SHANNONDALE  
MCKINLESS CHRISTOPHER B SEC 13F #4 SEC 9F #28 SHANNONDALE  
MCNULTY JOHN P & CATHERINE E SEC.14F, #12,SHANNONDALE  
NEW OWNER FROM TAX LIEN SALE  
PIVOT CAPITAL LLC

MENSER GREGORY J JR SEC 4C #20 SHANNONDALE  
\*22 REDEEMED FROM STATE 2/19/2025\*

MITCHELL HARRY PT LT #3 MT PLEASANT  
MITCHELL SAM PT LT #6 MT PLEASANT  
MITCHELL SAM SEC 1D #38 SHANNONDALE  
MIURA SARAH T NEW OWNER FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

MIURA SARAH T SEC 1D #37 SHANNONDALE  
NEW OWNER FROM TAX LIEN SALE  
PIVOT CAPITAL LLC

PALMER VERNON & KATHY SEC 2 #69 QUAIL RUN  
RILEY RAYMOND A LOT #1 (1 AC) HUGHES (#8554)

RZEPHENNIK JOHN S & ROSE V SEC 14F #11 SHANNONDALE  
C/O CHARLES R & ANNA M FLYNN  
NEW OWNERS FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

TAYLOR C IRVING ESTATE 1/2 AC MURRAY - RIPPON  
WEST HOMER D & JOSEPHINE L SEC 2M #29,30 & PARCEL SHANNONDALE  
WILSON GROVER A SEC. 6F, #23,SHANNONDALE  
NEW OWNERS FROM OUR TAX LIEN SALE  
PIVOT CAPITAL LLC

WILSON SAMUEL LEE SEC 3G #27,28 SHANNONDALE  
\*22 REDEEMED FROM STATE 6/6/2024\*

**DISTRICT: MIDDLEWAY DIST**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
BALL KENDALL D LT #7 RIVER BEND SEC-PT 5 HIDDEN RIVER  
\*22 REDEEMED FROM STATE 4/26/2024\*

BARLONS BORLAND & FREEMAN LT #5 WHITE ROCK FARM (6.18 AC)  
BLANDON-SOBALVARRO LIBY I SEC B #9 FOX GLEN (#8672)  
DEHART JEFFREY R & DOROTHEA 2 1/3 AC. JENNINGS MILL  
\*22 REDEEMED FROM STATE 6/5/2024\*

DEHART JEFFREY R & DOROTHEA 1 AC HAMMOND  
\*22 REDEEMED FROM STATE 6/5/2024\*

DIAMON CHRISTOPHER A LT #17 WIDE HORIZON SEC-PT 1  
HIDDEN RIVER (#7312)  
SEC A #5 FOX GLEN (#4358)  
SEC 1 #14 HIDDEN RIVER  
9/20 AC EVERHART  
LT #6A-EVERHART  
LT #4 WHITACRE

HANIFAN DEWEY O 1.81 AC-SWARTZ  
KNECHT DUANE E & EDNA M 1 LT KEARNEYSVILLE  
MACAULAY ERIK A TURNER  
MACAULAY ERIK A 1.20 AC LICKLIDER  
MANUEL THOMAS L & JUDITH L-FAMILY TR LT 2 LEETOWN VILLA  
OUIMETTE GEORGE J JR LT 3 LEETOWN VILLA  
STRIDE KEVIN L SR & PHYLLIS E LT #5 & PCL 1-GUY CORNELL ESTATES  
TURNER LT #15 WIDE HORIZON SEC  
PT 2 HIDDEN RIVER  
SEC 4 #6 HIDDEN RIVER  
SEC 1 #18 HIDDEN RIVER

WALKER DONALD E & PATRICIA C SEC 1 #34 HIDDEN RIVER  
WALKER DONALD E & PATRICIA C SEC 1 #35A HIDDEN RIVER  
WALKER DONALD E & PATRICIA C  
WALKER DONALD E & PATRICIA C  
WALKER PATRICIA C  
WEST CAMERON & MICKAYLA

WROTEN JOHN G & JOYCE BLK 132 #19,20  
YOUNG GEORGE E & CLAUDIA L ESTATE \*21 REDEEMED FROM STATE 6/7/2024\*\*  
YOUNG GEORGE E JR & CLAUDIA L ESTATE BLK 155 #12,18,19,20,  
22,23,29,31,32,36,37,38  
YOUNG GEORGE E JR ESTATE SEC 1 #35A HIDDEN RIVER

**DISTRICT: RANSON CORP**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
ANDERSON STEPHEN E ET AL BLK 153 LOT A  
BARRAT ROBERT E BLK 158 #29  
CHENOWITH SUSAN D BLK 97 #17 PT 18  
FOLSE JAY BLK 156 #3  
CERTIFICATE OF CANCELLATION 11/16/2024

FORD MELVIN E & DOROTHY A ESTATE BLK 132 #19,20  
\*21 REDEEMED FROM STATE 6/7/2024\*\*

HARRIS GEORGE L BLK 155 #12,18,19,20,  
22,23,29,31,32,36,37,38  
BACK TAX 2022(24-25400)  
2023(24-25399)

HARRIS GEORGE LEO BLK 107C #18,19  
BACK TAX 2022(24-25403)  
2023(24-25402)

HARRIS GEORGE LEO BLK 107C PT #20  
BACK TAX 2022(24-25404)23(24-25406)

HARRIS GEORGE LEO BLK 107C #24  
BACK TAX 2022(24-25411)23(24-25410)

HARRIS GEORGE LEO BLK 107B PT #8  
BACK TAX 2022(24-25416)23(24-25414)

HARRIS GEORGE LEO BLK 89 #6  
BACK TAX 2022(24-25425)23(24-25427)

HUNTWELL WV LLC #52 HUNTWELL WEST VILLAGE  
JENKINS BESSIE G BLK 160 #83  
CERTIFICATE OF CANCELLATION 10/6/25

MULLINS TEX J-LIFE 1.06 AC PARK FORREST  
NGUYEN KHUONG N & VI BLK 91 #38,39  
SHEWBURIDGE JERRY A ESTATE BLK 100 AUTO SALES  
SPATES ANGELA N BLK 141 #11,12  
\*22 REDEEMED FROM STATE 11/19/2024\*

TF PROPERTIES LLC LOT 1 (4 AC) LLOYD-CORBIN  
WALKER DONALD E & PATRICIA C BLK. 121, #7.8.9 (10TH AVE)  
WALKER DONALD E & PATRICIA C BLK. 134, #14,15,16,17,18  
19, & PT LT #13

WALKER DONALD E & PATRICIA C PARCEL 1 WALKER  
WALKER DONALD E & PATRICIA C PARCEL 5 - WALKER  
WALKER DONALD E & PATRICIA C BLK 147 #4,5,6,7  
12TH AVE & FAIRFAX

**DISTRICT: SHEPHERDSTOWN DIST**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
BAILEY JENNIFER A & GREGORY A LT #13 COLONIAL HILLS  
BANNISTER KEITH R & BRANDI M SEC B #43,44B-MECKLENBURG HEIGHTS  
FOLSE JAY SWM & COMMON AREA  
BON AIRE VILLAGE  
CERTIFICATE OF CANCELLATION 10/6/25

HERNANDEZ JOSE O SEC E #164 MECKLENBURG HGHTS  
HUNTER CHARLES W SEC C #110 MECKLENBURG HEIGHTS  
KINGDOM VENTURES LLC 2.69 AC GANO  
LUKE PATRICK R SEC F #45 MECKLENBURG HEIGHTS  
RAGSDALE JOHN N IV-TRUST LT #1C STEAMBOAT RUN RIVERS  
SAUNDERS RICHARD A & SHERRY SEC A #11 RIVERSIDE ACRES

**DISTRICT: SHEPHERDSTOWN CORP**  
PROPERTY CERTIFIED TO STATE AUDITOR UAL  
TAX YEAR: 2024

PERSON CHARGED WITH TAXES DESCRIPTION  
SCHLEY CYNTHIA L PT LT #141 & PCL A GERMAN ST  
SHANHOLTZ JUDY A & HARRY L 1 LT (161 X 97 FT)  
STREETER WENDY BAILEY PT LT #46 HIGH ST EXT

The owner of any real estate listed above, or any person entitled to pay taxes thereon, may however, redeem such real estate as provided by law.  
Given under my hand this 31st day of October 2025.  
Thomas H. Hansen Jr.  
Sheriff of Jefferson County  
11/20/25