This deed made this 2nd day of June, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA 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 May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$188.49, 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	
2022-C-000002	BURDETTE DAVID	

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 WVTA 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 Kanawha, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2022-C-000002	1A M/L SURF LEATHERWOOD CK	Big Sandy District

The undersigned hereby declares that the consideration paid for the conveyance is \$188.49.

Witness the following signature:

Chistal & 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 2nd day of June, 2025; has acknowledge they same before me in said County.

Given under my hand this 2nd day of June, 2025. My commission expires June 10, 2030.

MARTINE My Commission Expires June 10, 2030

David Cole

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000002

KANAWHA

COUNTY 01 BIG SANDY

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF KANAWHA ON 10/31/2022 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 01 3 0024 0004 0000 ACCOUNT # 07314015

YR TICKET

PERSON CHARGED WITH TAXES DESCRIPTION

2021 0000000790

BURDETTE DAVID

1A M/L SURF LEATHERWOOD CK

2141 N GRAPEVINE RD

CHARLESTON

WV 25320

DELINQUENT TAXES INTEREST PUBLICATIONS & NOTICES CERT PUBLICATION	4.54 .34 65.00 15.00
SUBSEQUENT TAXES 2022 0000000762	AMOUNT 19.50

TOTAL 104.38

GIVEN UNDER MY HAND THIS DATE 10/31/2022.

SHERIFF, COUNTY OF KANAWHA

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: KANAWHA COUNTY 2022-C-000002

Memorandum of real estate sold in the county of KANAWHA on this 18th day of May, 2023 by the Honorable John B.

McCuskey, Auditor of the State of West Virginia.

Property Description:

1A M/L SURF LEATHERWOOD CK

District:

BIG SANDY

Map: 3

Parcel:

0024 0004 0000

Taxpayer:

BURDETTE DAVID 2141 N GRAPEVINE RD CHARLESTON, WV 25320

	Surplus	\$0.00
	Amount Due	\$188.49
	Amount of Bid	\$188.49
Courthouse Facility Improvement Fund		\$10.00
Auditor's Fee		\$10.75
Publication Fee		\$30.60
Certification Fee		\$25.50
Back Taxes:		\$0.00
Subsequent Taxes: 2022-762 Taxpayer: BURDETTE DAVID		\$20.82
Interest on Delinquent Taxes		\$5.94
Delinquent Taxes: 2021 - 790		\$84.88

Purchaser:

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

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 September 15, 2023, 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.

(8C779254-B03E-4FB2-84AE857A8BB387A7)(APPROVAL LETTER)

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: KANAWHA COUNTY 2022-C-000002

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McCuskey, Auditor of the State of West Virginia.

Property Description:

1A M/L SURF LEATHERWOOD CK

District:

BIG SANDY

Map: 3

Parcel:

0024 0004 0000

Taxpayer:

BURDETTÉ DAVID 2141 N GRAPEVINE RD CHARLESTON, WV 25320

Delinquent Taxes: 2021 - 790		\$84.88
Interest on Delinquent Taxes		\$5.94
Subsequent Taxes: 2022-762 Taxpayer: BURDETTE DAVID		\$20.82
Back Taxes:		\$0.00
Certification Fee		\$25.50
Publication Fee	,	\$30.60
Auditor's Fee		\$10.75
Courthouse Facility Improvement Fund		\$10.00
Amount of Bid		\$188.49
Amount Due		\$188.49
Surplus		\$0.00

Purchaser:

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

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 September 15, 2023, 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.

(BCTTR254-BC3E-4FE2-64AE857A888387AT/APPROVAL LETTER



MICHAEL C. DOSS ATTORNEY AT LAW

921 TENTH AVENUE MARLINTON, WV 24954

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

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

RE: BURDETTE DAVID

1A M/L SURF LEATHERWOOD CK BIG SANDY District Kanawha County, West Virginia

Certificate No. 2022-C-000002 CIN CTS-20-2022-2

Dear Oak Hall,

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

DI25407



TITLE WORKSHEET

Kanawha County - 20

Name(s) BURDETTE DAVID Description 1A M/L SURF

<u>LEATHERWOOD CK</u> BIG SANDY Dist (01) Map 0003 Parcel 0024
Sub 0004

TITLE WORK CODE: CTS-20-2022-2
PUT ON ALL ADDITIONAL PAGES

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West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$19.18

Billing Name / Org	ganization: WVTA LLC		٠			
Address: 18102 SI	ENECA TRL					
City / State / Zip :	MARLINTON, WV 24954					•
Phone: 304-389-4	951 Alt. Phone:					•
Certification / Cert	ificate Number: 2022-C-0	000002		: 1		
County: KANAWH	A COUNTY				•	
Legal Description:	1A M/L SURF LEATHERW	OOD CK				
Map: 3 Parcel: 00	024 0004 0000					
Name and address	s of those to be notified			· .		
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑ .						
DAVID BURDETTE 2141 N GRAPEVINI CHARLESTON, WV						
USA	·				<u></u>	
If you are an Attorr	ney preparing a title exam	, please subn	nit vour fee's	: : bar number	and signature on vo	ur Firm's

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

MICHAEL C. Doss

ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

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

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

RE: BURDETTE DAVID

1A M/L SURF LEATHERWOOD CK BIG SANDY District Kanawha County, West Virginia

Certificate No. 2022-C-000002 CIN CTS-20-2022-2

Dear Oak Hall,

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

Di25407



TITLE WORKSHEET

Kanawha County - 20
Name(s) BURDETTE DAVID Description 1A M/L SURF
LEATHERWOOD CK BIG SANDY Dist (01) Map 0003 Parcel 0024
Sub 0004

TITLE WORK CODE: CTS-20-2022-2 PUT ON ALL ADDITIONAL PAGES

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CERTIFICATE OF SALE

Kanawha County, West Virginia



21-S-0088

Sheriff of Kanawha County

409 Virginia Street E., Room 120 Charleston, WV 25301

(304) 357-0210 Revised 10/17

West Virginia Code §11.A-3-14

MEMORANDUM OF TAX LIEN ON REAL ESTATE SOLD IN THE COUNTY OF KANAWHA ON THIS 15TH DAY OF NOVEMBER 2021, FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE YEAR 2020.

TAX DISTRICT: BIG SANDY
DELINQUENT FOR THE 2020 TAX YEAR
TICKET NO: 819
TAX ACCOUNT NO: 06022662
MAP/PARCEL NO: 99990602 2662/000
TAX CLASS: 3
SOLD IN THE NAME OF BURDETTE DAVID.C.
PROPERTY DESCRIPTION 28A2/3-0 & GINT JORDANS CREEK

STATEMENT OF TAXES; INTEREST, COSTS AND PENALTIES:

2020 Taxes 7.32 2021 Taxes 7.28 Interest 0.60 Publication Cost (\$11A-2-13 & \$11A-3-2 55.00 Certificate of Sale Cost (§11A-3-14) 10.00 Publication Cost After Sale (§11A-3.13) 15.00 TOTAL TAXES, COSTS AND FEES DUE 95.20 Surplus/Excess (when applicable) 604.80 TOTAL PURCHASE PRICE PAID \$ 700.00

TAX LIEN PURCHASER:

WVTJ, LLC 18102 Seneca Trail Marlinton, WV 24954

THE ABOVE NAMED PURCHASER OF RECORD DID SUMMICHE WINNING HID FOR THIS LEW AS SET FORTH HEREIN AT CHARLESTON, WEST VIRGINIA ON NOVEMBER 15, 2021 AND, AS SUCH IS ENTITLED TO INTEREST ON TAXES AND INTEREST PAID AT A RATE OF 1% PER MONTH FROM THE DATE OF SALE TO THE DATE THIS PROPERTY IS REDEEMED.

GIVEN UNDER MY HAND THIS 29th DAY OF NOVEMBER 2021.	ADDITIONAL TAXES PAID
MY Ruth low	
111000	
MICHAEL Y. RUTHERFORD, SHERIFF/TREASURER	
COUNTY OF KANAWHA, WEST VIRGINIA	r.
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Ofiginal copies to Purchaser, Clerk of the County Commission, and Sheriff/Treasurer ගි

ES:11:39

TITLE WORKSHEET

Kanawha County 2021-S-88

OWNER BURDETTE DAVID C Year 2020 Ticket 819 Dist (1) Map 9999 Parcel 060 LEGAL24A 2/3 O & GINT JORDANS CREEK	2 Sub 2662 TITLE WORK CODE: STI-20-2021-88 PUT ON ALL ADDITIONAL PAGES
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Challeston, WV 2020/	
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OAK HALL 18102 Seneca Trail Marlinton, WV 24954

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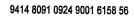
OFFICE OF THE STATE AUDITOR
COUNTY COLLECTIONS DIVISION
1900 Kanawha BLVD, EAST
State Capitol Complex, Building 1, Room W-118 Charleston, WV 25305

CHOOM FOOD

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USPS CERTIFIED MAIL







(2022-C-000002-KANAWHA COUNTY-WVTA LLC) CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301



(2022-C-000002-KANAWHA COUNTY-WVTA LLC)

CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301

To: DAVID BURDETTE, 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.



(2022-C-000002-KANAWHA COUNTY- WVTA LLC)

CHARLESTON GAZETTE/MAIL ATTN: LEGAL ADS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301

DISTRICT BIG SANDY MAP 3 PARCEL 0024 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000002 , located in BIG SANDY District, 1A M/L SURF-LEATHERWOOD CK which was returned delinquent or nonentered in the name of BURDETTE DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.	
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,298.03
Additional Statutory Fees with Interest.	\$418.83
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$632.25
Auditor's Certification, Publication, and Redemption fee plus interest.	\$112.34
Additional taxes with interest.	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-762.	\$25.11
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 790.	\$109.50

Given under my hand January 8, 2025

Christal G. Perry

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA 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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0744 48



(2022-C-000002-KANAWHA COUNTY-WVTA LLC) DAVID BURDETTE 2141 N GRAPEVINE

CHARLESTON, WV 25320-7821



(2022-C-000002-KANAWHA COUNTY-WVTA LLC)

DAVID BURDETTE 2141 N GRAPEVINE CHARLESTON, WV 25320-7821

To: DAVID BURDETTE, 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.



(2022-C-000002-KANAWHA COUNTY- WVTA LLC)

DAVID BURDETTE 2141 N GRAPEVINE CHARLESTON, WV 25320-7821

DISTRICT BIG SANDY MAP 3 PARCEL 0024 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000002 , located in BIG SANDY District, 1A M/L SURF LEATHERWOOD CK which was returned delinquent or nonentered in the name of BURDETTE DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after May 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before April 30, 2024 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 2021 - 790 .	\$100.16
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 2022-762.	\$22.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$106.29
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$574.18
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$803.60
You may redeem at any time before April 30, 2024 by paying the above total less any unearned interest.	

Given under my hand November 14, 2023



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



(2022-C-000002-KANAWHA COUNTY-WVTA LLC)
DAVID BURDETTE - PERSONAL SERVICE
C/O ESTATE OR KNOWN HEIRS
2141 N GRAPEVINE
CHARLESTON, WV 25320



(2022-C-000002-KANAWHA COUNTY-WVTA LLC)

DAVID BURDETTE - PERSONAL SERVICE C/O ESTATE OR KNOWN HEIRS 2141 N GRAPEVINE CHARLESTON, WV 25320

To: DAVID BURDETTE, 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.



(2022-C-000002-KANAWHA COUNTY- WVTA LLC)

DAVID BURDETTE - PERSONAL SERVICE C/O ESTATE OR KNOWN HEIRS 2141 N GRAPEVINE CHARLESTON, WV 25320

DISTRICT BIG SANDY MAP 3 PARCEL 0024 0004 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000002 , located in BIG SANDY District, 1A M/L SURF LEATHERWOOD CK which was returned delinquent or nonentered in the name of BURDETTE DAVID , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after December 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2024 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 2021 - 790 .	\$106.10
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 2022-762.	\$24.33
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$110.14
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$611.48
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$989.91
You may redeem at any time before November 30, 2024 by paying the above total less any unearned interest.	

Given under my hand September 4, 2024



G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA 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: 01/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail[™]/RRE item number 9414 8091 0924 9001 6158 56. Our records indicate that this item was delivered on 01/10/2025 at 02:06 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:

Address of Recipient:

1001

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.



Date Produced: 01/13/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6158 56. Our records indicate that this item was delivered on 01/10/2025 at 02:06 p.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:

2007

Address of Recipient:

1001

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.



Date Produced: 12/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5851 59. Our records indicate that this item was delivered on 12/14/2024 at 11:45 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Jone Har Annit

Address of Recipient:

18102 Schem

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.



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3363 24. Our records indicate that this item was delivered on 08/10/2024 at 11:40 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:

Donall m Annell

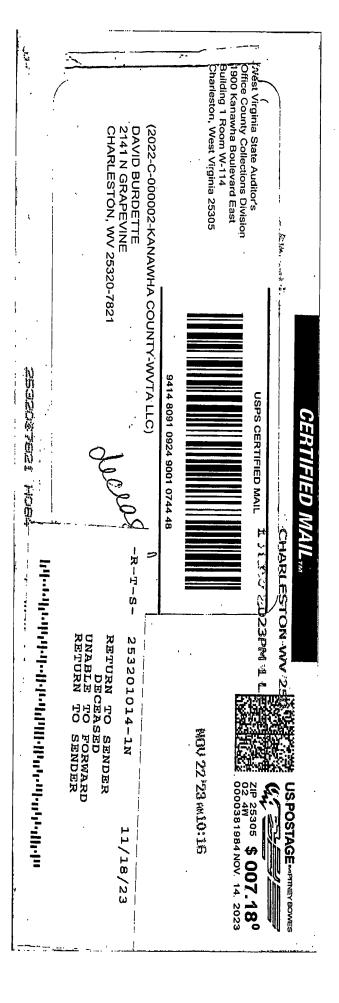
Address of Recipient:

18112 Serell

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.



NOTICE TO REDEEM

CERT NO. 2022-C-000002 KANAWHA COUNTY -WYTA LLC

To: DAVID BURDETTE, 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.

DISTRICT BIG SANDY MAP 3 - PARCEL 0024 0004 0000

You will take notice that WYTA LLC, the purchaser of the following real estate, Certification No. 20222-C-000002 located in BIG SANDY DISTRICT, 1A M/L SURF LEATHERWOOD CK which was returned delinquent or nonentered in the name of BURDETTE DAVID, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on MAY 18, 2023. WYTA LLC requests that you be notified a deed for such real estate will be made on or after APRIL 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before MARCH 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 2021-790 \$109.50

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

Subsequent of taxes paid on the property, with interest to for tax year 2022-762 \$25.11

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interest \$112.34

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$632.25

Additional Statutory Fees with Interest \$418.83

Total amount due and payable to WV State Auditorcashier check, money order, certified or personal check \$1298.03

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

Given under my hand JANUARY 8, 2025 Christal G. Perry

G. Russell Rollyson Jr., Deputy Commissioner of Delinquent and Nonentered Lands of KANAWHA 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

LC-211128 01-15,22,29;2025

	10B CHARLES							
			AIL-WEDNESDAY,	17	11			
	IN SEARCH OF	Legal Hotice	Legal flotice	Logal flotice	Legal fluitee	Logal Natice	Local Notice	Legal House.
		property texas, prior beeds, lers, reserva- tons, encumbrances,	ted to foreclose under the Dead of Trest, Accordingly, the Substi- tive Trustees will set	continuance shall be in the sole discretion of the linustee.	uled dosing time for the recept of proposals.	West Wights pertains perso. The selects tim will be required.	g eas inc., as Substitute d Trustee by wines of a d Substitution of Trustee	ments, rights of way, continues, exceptions restrictions, exceptions reservations, leaves and
	Any relatives of Gerald F. Nation, of Charleston, WV. Any Information please send for PO Box 244, Amsted, WV or by calling 304-741-6600.	ways, easements, cover names, conveyances and	the following described property to the bighest	Si The Trustee shall be under no duty to cause	Should there he any questions, please con- tact Paul Editors, Milyon,	ecolicable, to como with Title VI of the Ca Rustis Act of 1964	recorded on January 8, 2025 in Book 4727 at Pere 846 in the store	other sendings, leases and
•	caling 3047416600. Thank you.	restrictors, right-of- ways, escenaris, com- nants, consequent sed constant of record in the Clear's office or effecting the subject	the following described property to the highest bedder at the front door of the Courthonie of Kananta Courty, in Charleston, West Verin- la, on the following data:	any existing towns or person occupying the property to vecase said	700 B Street, Coredo, WV 25507 (Telephone: 3044531041), later	President's Executive Order 11246, Sector 109 of the Housing an	s and Clerk's Otice; the n undersigned Substitute of Touries has been un-	other senitrates, which may be a matter of record in the storegaid Clich's Office or estate
	10212834 01-22,29:2025			hi he incline that he under no duty to cause any existing tenies to person occupying the property and any personal property, and any personal property and any personal property after the property after the property after the largetimes and will be formed to constitute the property after the largetimes the property after the largetimes and the property after the largetimes are the largetimes and the largetimes are the largetim	vices will be held, and leaf selection of a con- sultant will be made	Urben Development As of 1974, Section 3 of the Haushe and Urba	of Intate by what of a Substition of Intate by	upon the ground. The sale of the referenced real estate will also be subject to all prior liers
	Searching for the where- abouts of Scott Kan-	2) The Purchaser shall be responsible for the payment of the transfer taxes imposed by the West Virgina Code & 11-22-1.	21 st day of February, 2025 at 12:45 p.m.	the property after the toroclosure sale will be deemed to constitute	dess prior to the acheo- sied chang time for the recipit of processis. Small time to any quatures, please con- suit Paul Balan, Mayor, 700 B Street, Coredo, W 25507 (Rechause: 3044331(All), blan- times will be insulted and scheme of a con- sulters will be made during the meath of March, 2025.	Wast Write pertains force. The select tim and be reprined, another to the select selection of the Go Registrate of 1986 Registrate Lincoln Order 11246, Scotter 11246, Scotter of 1974, Scotter of the Neutral and University or 1974, Scotter of the Neutral and Deckporter Add Deckporter Add Selection and the Neutral Registrate on Readris protection and the University to Maintena etc. The Property Advances on the University Advances on the University Advances on the University Advances on the University of the Neutral of the Neu	esal estata described to below, as there has a been a delauti under the	other death of trust
	Searching for the where- abouts of Scott Ken- medy. The fast known addresses are Peylona WY and Charleston WV.	West Wegins Code § 11-22-1.	All that certain lot, bact or parcel of lend, to getter with the improve- ments thereon and the appartmences, thereun-	deemed to constitute ABANDONED PROPERTY AND WILL BE DESPOSED OF ACCORDINGLY.	The goal of the compete- bet process is to objec- beth safert. The form	to Records provisions and the Uniform Refor-	terms and coodstors of said Dated of Trust.	other examinances of any nature selectioners, if any, having provide over the subject Deed of Trust.
	Please contact Mark Kernedy with any Islan- mation (304-982) 497).	3) The Beneficiary and/or the Servicer of the Deed of Trust and Note reserve the right to salarit a bid for the	month thereon and the appartmences thereon to beloncing, single on	6) The total purchase	The good of the competitive process is to object the firm which will provide the highest quality residence as a residence to a service	Property Atmission Policies Act of 1970 The selected from mur- also ally comply with the Miscolly/Wort endured Entress E-	s ben a detail under the i, terms and conditions of bead of lives. If therefore, the under- sized Substitute Trail- is de Substitute Trail- is de Substitute Trail- is de by Lateriers Loss and Sarviore, LLC to be- close for sale, us a public author for sale, us a public author is the front does	over the subject Deed of Trast.
,	LC212309 01-22.29:2025	Alote reserve the right to submit a bid for the property at sale.	to belonging, structs on the waters of Union Fork of Tuppers Creek, along West Verma Nanawha	frustee within thety (30) days of the date of sale, with ten (1000 of the	Accordingly, technical qualifications and experi-	the Miscrity/Wor	Servicing, LLC to tore close thereunder will	The subject property will be sold in an 'AS IS'
	NOTICE OF	4) The Trustee reserves the right to confine	County Rocce 29, in Union Castrict, Kasampa County, West Victima	6) The total parthase price is payme to the Instance within their (30) days of the date of sale, within their (100) of the total parthase price payable to the Instance at take.	heady. A committee of representatives as de-	terprise and Atlematic Action requirements. If	aution at the front door of the Kasawta County Courthouse in Charles	nas Trestee makes no representations and
	NUMBER SALE NUMBER TRANSPORT SALE is britty plus promise to an in- vested in the Scientize Transport Trans	4) the fight to confine sale of the patient sale of the patient properly from time to time by writing or oral proclamation, which continuous shall be in the sole discretion of the finates.	of Teoper Orea, and was well with a New York 1970 and 25 in the Court, Sect. 26 in the Sect. 26 in t	WV Tresses Services, LLC	have be the report of the committee of the control	mOmend Borness Experience Affirmation Action requirements. It portion of the project is subcompacted. The Postable elitaris' may be made to subcompact to Missority/Momend Bornesses. This shall be done in compliance with the six affirmation steep as outland in 40 CFR 33.240.	ton, West Veginia, on	The schiect property will be easy in an "AS EX condition. The Substitute Treater makes no representations and warrantees of any land or character includes, but not females to, the condition of the real estate of the face to the real estate of the the to the real estate of the the to the real estate to the condition.
	pursuant to and by write of the authority vested in the Substines	proclamation, which controllers shall be in	sat stong the east right of way line of Route 29,	Substitute Treater BY: Am Ashley	data and other material submitted by interested	to Minority/Wome Owned Businesses. Th	February 11, 2025 #11:00 AM	exists on the rose to the exists on the rose to the
	Trustee, WV Trustee Services, LLC, by Cust certain Deed of Trust	the Trustee, 5) The Trustee shall be	Borress tract, from which a L/2 inch rebar	bit Am Assey Limited Signing Officer WY Trustee Services, LLC McDaire Office Center 618 Terth Street,	with it part doctor	ance with the six of	the following described real estate, together with its essements, in-	estate of the tab to the con- real estate to be con- wyed. The Substates Trustee shall be under to duty to cause any existing tenant or per- son occupying the sub- sect property to success-
	dated December 19, 2000, executed by Bor- counts! Christia	order no duly to cause any existing leavest or person occupying the property to vacate said property, and any per- sonal property sandor	found in a three way sence intorsection of the	McDaire Office Center 618 Tenth Street, Suits 108	perform the depret service literates with	The Town of Coredo wi	prowments, and accustrumness persons to the Coty of Charleston, Kena-wha County, West Virgin	and bushers, in secure to comblet on secure enging given on his
	Moss and Jellier D. Moss, to Home Gover Soldoon, by	property to vacate said property, and any per-	1221.64 lett. a 5/8 hot reter bond bears	Hartner W 25701 (304) 853-3136	pe conducted and the committee that conduct	minush properties extending to pri	whi County, West Yrgin- is, and more purcularly	in the event that there
	Trustac of record in the class of the Chert of the	perputation state and per perputation territoria to	trence with said 40 local right-of-way for three	imatikyo Whistossevices.com	discussions to evaluate the presented informa- tion. The committee	discriminate against an interested firm or led	ia, and more particularly t bounded and described as lollows:	are federal fax hers against the property, the United States has
	Kanamha County, West Virginia, in Book 2571,	Germed to constitute ASA/DOMED PROPERTY A/O WILL BE DISPOSED	the left having a radius of 40,00 fact and a	LC213047 01-29/02/05:2025	of beganizer to jess of beganizer to jess by the law and the	HOLD OF THE STRANGS OF HACE, CHEEK, COLOR, SAN AGE, MARGACAP OF MARGA	LEGAL DESCRIPTION Land Standard in the	the right to redeem the property within a period of one hundred becars
	time of the execution of the Deed of Trust, this	OF ACCORDINGLY.	with a chard bearing of 6148 E a chard de-	REQUEST FOR PROPOSALS FOR ARCHITECTURAL	The presence incomp- ton. The committee shall the rank in order of presence on less than three professional family qualified to provide the services in- quired, and shall com- merce scope of serv- tes and once persists.	The Town of Coredo wi stind his concentry is minory business and prises to respond to the request and will on december agency an intensitie firm or led would on the grands or sich, oreds, cook, year, age, tendency or subco- al origin in the example of the cortract.	Land Stusted in the County of Kensetta, State of West Virginia, is described as follows:	in Se exect but been an external trace learning to property, the United States has be right to report, which is period one hundred heady 1020 days from the date of the sale. The Stateshale Frattier has red for the control for the control of the c
•	mm of the execution of the Beed of Inst. this properly was recorded to have a making so created the Institute of 1264 Reed Dr. Schaustelle, W. Trainte Servicus, ULL were appointed as bibliothies Institute the APPL TO SCHAUSTELLE OF SCHAUSTELLE OF THE CONTROL TO SCHAUSTELLE OF	6) The total purchase price is psyche to the fronter main thing (30) days of the date of sale, such ten (103) of the total purchase price payable to the frustee of sale.	1/2 such return set 2) there 1206 W 5528	ENGINEERING SERVICES	nerce scape of services and price negative	Afternous to feeded to the beat Afternous to feeded to the feeded to the feeded to the feeded with the feeded will offer agreement to expressing services by the project users, the feeded with the feeded with the feeded with the feeded to the feeded to the feeded to the feeded to feeded to the feeded to fe	ALL THAT CERTAIN LOT OR PARCEL OF LAND,	actives the right to actions the sale for a time, or from time to
	W Trustes Services, LLC were appointed as	with ten (10%) of the	set. 3) thence N 02-02	The Town of Ceredo, Worne Courty, West Vermia, is in the process of selecting a Project Architectural provide certain architectural/expineering services for the following cerean water Westwelfer	bors with the bighest qualities professional from for said services.	the en aptement to expressing services to this project unless, of	MPROVEMENTS THESE.	time, without further so- tice, by amountament at the time and place of
	APPOINTMENT OF SUC- CESSOR TRUSTEE CAN	ace to the Trustee at	Tract B; Bence with Tract V 54-20 E 199.39	process of selecting a freet Architect/Ling- neer to provide certain	Should the congittee be unable to negotiate a satisfactory contract	the Town's opinion funding is imminest o actually received which	RANCES THEREUNTO BELONGING STITUTE IN THE CITY OF CHAR-	the forestosure sale de- scribed herein.
•	ed May 22, 2024, of record in the Clerk's Office in Book 4723,	WV Trustee Services, LLC Solutions Trustee	set to a 1/2 inch rebuil set in the line of the J.C. Boccess tract: themse	arthitectural/cooneering services for the followers project: Wastesster	with the professional firm considered to be the most qualified at a	is addicted to allow the Town to complete the project, if pullicient such	LESTON, KUNAWHA COUNTY, WEST VECH- IA, AND DEING KNIDWAL	TERMS OF SALE
	Pare 624. The borrow erful defaulted under the Note and Deed of Trust	BY: Am Ashley Limbed Scrope Officer	with said Boggess tract S55-15 W 142-40 tect to the chart of bears	System Improvements Project, Professional services will include the	lee determined to be the and reasonable,	ing is received or artico paintd, this contract will	NUMBERED AND DESIGNATED AS ALL OF UNIT	S8,000.00 (Fight Thousand Dollars) in each and/or certified funds made payable to TA Ruer Trustres, Inc.
	and the Substitute Trust- ets Nave Dech Institute ted to Toroclose under	BY: Am Ashley Limited Signing Officer WY Trustee Services, LLC McCaire Office Center	W 40.16 bet to a 1/2 inch robs is to ches to come to Tract 8. Bence with Tract 8. Bence with Tract 9. Bence with the 1. Tract 9. Bence with the side of the 1. Bence to 1. Tract 9. Bence to 1. Bence	g senies to the total- erg project. Wastender System Improvements Project. Professional servees will include the following desire design of wastender system improvements/extension or projection of bioding and contract from	service and the control of the contr	responsible offeror	ALL AS SHOWN RIPON A	TA Ruer Trustees, Inc." due as a deposit at the true of sale, with the
	ets have been instruc- ted to foreclose under the Deed of Timst. Accordingly, the Substi- tute Trustose will sell	618 Terth Street, Suita 108 Huntreton, WV 25701	Shamblen R. P. S. 827 and shown upon a Map titled "Plut of Sener-	or preparation of bidding	second most qualified prolessional from the	and determined to be the most advantageout to the Town of Gereda price and other lactors	SHOWING CLEASEON SOURCE SURDINSION	balance due and pays the within thiny (30) dent of tale, Postonal
	property to the highest	Sule 108 Huntington, WV 25701 (304) 8533336 imasticyO wytnobizaterices.com	and shown upon a Map titled "Flat of Sayley Showing the Subdivision of the Thacks and Many Carpenter Tract, Descri- bed in Deed Book 1621 at name 164	maigs and other butter. parce in otherwise stre- mon of pight strap- tucate; basedwares in	tale negotators with the third most qualified	price and other factors considered. The Tour	TION PARCEL 826 OF	copied.
•		LC213017 01-29/02/05;2025	bod in Dees Book 1621 at page 164,	ments and other property if necessary; survey	istorio una quilica motariora im, tre committes thai under- tale repolatora with the train una committe professional lim. That the committe terratury contrat with any of the profes- sional train order of the completions and parkitations. E shall professional and participations and participations.	price and other factors considered. The Toeth office of the Toeth of an interface on an interface of the basis folkering the face analysis of makings as deletion process. Now- ears, the Toeth of Con- cess, the Toeth of Con- cess, the Toeth of Con- cess, the Toeth of the accept or reject any and all proposits.	ALT THAT COURS NOT OF SAME AND THAT COURS NOT OF SAME AND THAT COURS NOT SAME	 The purchaser at the sale shall be responsible for cayment of all real estate taxes.
	ref ou che toponalità estiti:	NOTICE OF TRUSTEE'S BALE	TERMS OF SALE:	maris and other properties of all necessary serving and majoring preparations of all necessary permit explications construction administration and construction improperties of and certificate shall be made in accordance with the control of the Wissonian State Service Se	with any of the profes- sional times in order of	delemented Garney Bre selection process. Now	BY CHARLESTON HOUS-	estate taxes. 3. The purchaser shall
	21st day of February, 2025 at 12:15 p.m. Al that certain bact or		If The property will be conveyed in an AS IS physical condition by Deed containing on war-	and construction insper-	contract any these	do reserves the right to accept or reject any and	7, 1585, REVISED MURCH 17, 1587, AVD	3. The purchaser shall be ensported for the recording test of the recording test of the deal and also for payment of the last on the pulsage of transforming. The mail property transfer test migrated by West Vegeria Code § 11-22-2.
	parcel of land being and studie on the Waters of Second Creek of Book	parament to and by write of the authority	rafty, express or en- pied, subject to the sizeral forence Service right of malemotion, all	made in accordance with section 5G of the	processing and an agreement in reached.	Paul Balaps, Mayor	1988 ET CREE L	stro to the bringers of the cost on the costs and
	Second Oreck of Poca- tatico River in Poca- District, Narawita Court- historia (Narawita Court-	Torsiee. WY Torsiee Services. LLC, by that			Attention is directed to the fact that the pro-	Touri of Caredo 700 B Street Caredo, WV 25507	THE OFFICE OF THE COUNTY	property Crarcies (ed) ercosed by West Vega-
	taming 1,416 acres as shown on a pist of	dated December 22, 2022, executed by Bor-	bons, encumbraces, restrictions, rights-of-	All engineering from In-	undertaken using van- pus Faderal and State	10213896 01-29/0205;2025	WHA COUNTY, WEST VIRGINA, IN MAP BOOK 43, AT PAGES 9, 10,	
	ty, West Wrytins, con- tuning 1,416 acres as shown on a plast of survey made by Dana K. Clementer 7, 2000, of November 7, 2000, of	NITCO OF TRATTIESS SMALL IN INTRY DOES OF THE PROPERTY OF THE	right of indemption, all property laute, provident, pro	All emisseing first is transit in being consistent and in the ground and ground	Attention is develote to a fact that the proposed protect may be received as the proposed protect may be received as the protect and the prote	TRUSTEE'S SALE OF VALUERLE REAL ESTATE	WOIL.	4. The parties secured by the Dead of Trissi reserve the right to purchase the property at the forectours sale.
	which is to be recorded. EUPG a porton of the same property can	the critice of the Certical the County Commission of Karamera County,	effecting the subject property.	detaing technical exper- tise, qualitations, and	U.S. Occariment of Housing and Urban De		Commonly Known As: 13 Downing Sheet, Charleston, WV 25301	ELKENER
	when property con- when to Come Bean by deed from Paul D. Breaden and Ruth Marie	4624, at Page 387, At the time of the exerci-	2) The Purchaser shall be responsible for the	Proposals must be sub- mitted by 4:00 p.m. (bil)	State of West Vertical USDA State Usates	The undersigned Substitute Trustee, by write of the authority vesting in It by that certain Deed of	At 100 Ame of 100	TRUSTELS, NC. 714 Verture Drive, 4132
	present and kern Marie Breaden, dated October 23, 1983, recorded March 15, 1984 in the Office of the County Controlision of Kanamba County, West Works in Deed Book 2057, Page 511.	ton or the Dead of Inst. this property was reported to have a	to responsible for the payment of the transfer taxes imposed by the West Veginia Code § 11-22-1.	to the following address: Town of Geredo, 700 B	Service (RUS), the West Virginia intrastructure and labs Development	27, 2022, in the Office	property was reported	Morgantown, WV 26503 Telephone: 304241-6962 Fact 330435-0301
	Constitution of Karanda County, West Wygina in	Partmora R6, Charles- lon, WV 25312, WV	11-22-1. 31 The Beneficiary	Street, Ceredo, WV 25507, Il innorried by mail, the sasted more	Council (LIDC), the Uni- ted States Department of Commerce, Econom	County of Commission of Kanasaka County, West Veginia, in Book	Charleston, West Wegle- la, 25301	Fax: 330-435-0301 Returnce 6a #24-02765
•	511,	instan Schools, LLC were appointed as Sub- state instant by AR	3) The Beneficiary sod/or the Senior of the Deed of Trust and Note reserve the right to submit a bid for the	tope containing the pro- closed in another enve-	is Development Adminis- bation (2014), the Agna- laction Regional Core	No. 4594 at Page 546. Judin Sue Baker did convey unto Dru A	The above referenced real estate will be con-	1C211639 01-22,29,2025
	TERMS OF SALE:	POINTMENT OF SUC-1						
	I) The property will be	CESSOR TRUSTEE dates of December 10, 2024,	property at sale.	hape with the project name and Architectural/ Engineering Services	mission WACO, and the West Virginia Bureau of Public Health, All work	SPOOL ESC. CONSTO Rein Anderson Shope, PLLC, as Original Trush	reyed with no coverages of warranty and subject to any and all ease	waderstearsgreen
	I) The property will be consequed in an "AS IS" physical condition by bead containing no war-	CESSOR TRUSTEE day of December 10, 2024, of record in the Cierk's Office in Book 4725, Page 401. The borrow	properly as sale. 4) The Trustee reserves the right to continue sale of the subject	kpe with the project name and Archdectural/ Engineering Services Proposal highlighted on the outside of the outer sovelage and must allow	mission WRO, and the West Vertical Bureau of Public Neath, All work shall be performed in accordance with the regulations issued by	Scope, ESG, Edward Klein Anderson Scope, PLLC, as Original Trinsi- ee, certain real property described in said Deed of Trinst, and the benefit	veyed with no coverages of warranty and subject to any and all ease.	wrgizelienslicten generalischen
	conseyed in an 'AS IS' physical conductor by Dead containing no versantly, express or in-	of record in the Clerk's Office in Book 4725, Page 401. The borrow eris) details d under the Mote and Owed of Trust and the Schecktof Trust and the Schecktof Trust	properly as sale. 4) The Transite reserves the right to continue take of the adject properly from time to time by witten or oral proclamation, which	ton with the project name and Nichtestard/ Engineering Services Proposal Ingilization on the outside of the outer sovelage and must allow for addictest time for making to reach the shown reterminal ad-	Courd (IDC), the Us- but State) Department of Commorce, Econo- tic Overdoment Admin- phino (IDL), the Aga- bation Reycond Com- mission (MC), and the West Verpail Darses of West Verpail Darses of Verpailants is seen of the parties of the Sarta of	by that corain beat of incit counted on him in incit counted on him incit counted on him incit counted on the County of Commission of Arabeta County incit Commission of Arabeta County on the County of the Page 1846, but him has Baker do conney onto the Arabeta Seous, Ele. Elevard Nein American Soope, etc. Elevard Nein American Soope, etc. Elevard Nein American Soope, etc. etc. and proper legislation and the beat of Incit and the beat of Incit and the counted by that details of appoint Da River Train	PAR STATE OF CONTROL O	wygantiemill.com
	in the property was be conserved in an "AS IS' physical condition by band containing no war- raction of the property of pled, subject to the internal Revenue Service right of redemption, all	of Discomber 10, 2024, of record in the Gleaks Office in Book 4725, Page 401. The borrowerly defaulted under the Mote and Deed of Trust and the Substituty Trust and the Su	4) The Transee reserves the right to contrast sale of the adject properly from time to time by witten or oral proclamation, which	Engineering Services Proposal Instituted on the outside of the outer soveling and must above for addiction time for making to reach the above referenced ad-	mission (ARC), and the West Virginia Burdan of Public Heath, All work shall be performed in accordance with the regulations issued by the federal funding source and the State of Egyph (1997).	appoint the lower lives-	KOTICE TO CERT NO. 20: XANGANA	wypizational.com production on PERFEM 222-C-001357
	in the property was be conserved in an "AS IS" physical condation by beed containing no sur-rarby, express or impled, atthern to the internal Revenue Service right of redemption, all	to Discomber 10, 2014, of record in the Cleahs Office in Book 4725, Page 401. The bornoserial defaulted under the Mote and Geed of Trusters have been estituted.	All the Transfer reserves the right to continue take of the actions take of the actions take of the action from the transfer transfer to the transfer of the proceduration, which the action to the transfer of the transfer transfer to the transfer transfer to the transfer tr	Emphoring Services Proposal Institution to Pro- posal Institution to the outside of authorises that for making to reach the above referenced as incident.	Legal II	SEDEEM SPECIAL SECOND S	CERT NO. 20: XANGURA DALE WIL	WYDELINEOUS COMMISSION OF THE PROPERTY OF T
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Kanawha. 22-C-Z

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Spratt, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper published in the county of Kanawha, West Virginia, hereby certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 248.24

Commencing On: 01/15/2025

Ending On: 01/29/2025

Given under my hand this day 01/29/2025

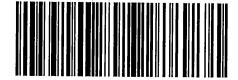
Sworn to and subscribed before me 01/29/2025 at Charleston, Kanawha County, West Virginia

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

MY COMMISSION EXPIRES:



USPS CERTIFIED MAIL



9414 8091 0924 9001 3363 24



(2022-C-000002 - KANAWHA COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 08/08/2024

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2022-C-000002 DAVID BURDETTE 2141 N GRAPEVINE CHARLESTON, WV 25320-7821

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 \$135.16 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,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address	
Telephone Number:	
Certificate Number:	County:
Legal Description:	
Name and address of those to be notified	<u>!</u>
Please be advised you <u>cannot</u> change PO	e the name of the individual being served nor can you serve a Box by Personal Service
Personal Service	

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5851 59



(2022-C-000002 - KANAWHA COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 12/12/2024

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2022-C-000002 DAVID BURDETTE C/O ESTATE OR KNOWN HEIRS 2141 N GRAPEVINE CHARLESTON, WV 25320

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 \$270.16 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.

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address	
	:
Telephone Number:	
Certificate Number:	County:
Legal Description:	
Name and address of those to be notified	,
Please be advised you <u>cannot</u> change the PO Box	ne name of the individual being served nor can you serve a x 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

Supplemental Notice to Redeem Form

Total Cost: \$135.16 Billing Name / Organization: WVTA LLC Address: 18102 SENECA TRL City / State / Zip: MARLINTON, WV 24954 Phone: 304-389-4951 Alt. Phone: Certification / Certificate Number: 2022-C-000002 County: KANAWHA Legal Description: 1A M/L SURF LEATHERWOOD CK Map: 3 Parcel: 0024 0004 0000 Name and address of those to be notified Certified & Regular Mail Publication Personal Secretary of Regular Mail Only Foreign Mail **Certified Mail** to Occupant Service State Only ☑ **DAVID BURDETTE** C/O ESTATE OR KNOWN HEIRS 2141 N GRAPEVINE CHARLESTON, WV 25320 USA

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

MAG 18 '24 M10'56

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2022-C-2

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on **David Burdette C/O Estate or Known Heirs**, **2141 N Grapevine**, **Charleston**, **WV 25320**.

I, Jason Bowers, being duly sworn, depose and say that on the 16th day of October, 2024 at 1:58 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: 2141 N Grapevine, Charleston, WV 25320.

Additional Information pertaining to this Service:

10/16/2024 1:58 pm Attempted 2141 N Grapevine, Charleston, WV 25320. Subject unknown by 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.

Subscribed and Sworn to before me on the day of high system of the affiant who is

personally known to me.

NOTARY PUBLIC
My Commission Expires: 10

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL
40 Verselen Court
Hedgesvüe, WV 25427

Jason Bowers
Process Server

FALCON EXPRESS SERVICES, LLC (843) 577-9696

Our Job Serial Number: FES-2024008668

DEC 9'24 mil:32



Local

3047994440

Toll Free

Fax

8155502328

URL

12/22/24

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

Dear WVSAO,

Enclosed please find the following affidavit: KANAWHA COUNTY 2022-C-2 / DAVID BURDETTE Please publish, funds enclosed (270.16)

Thanks,

DEC 26"24 PM 2:00

9 🛬

Susan (Allie) Callison, Attorney at Law PO Box 153 Hillsboro, WV 24946 sacallisonlaw@gmail.com 304-871-7223

RE: KANAWHA COUNTY 2022-C-2

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

IN RESPONSE TO RE: DAVID BURDETTE (shown on auditors site, row)

WHEREAS WVTA LLC purchased the certificate of sale for KANAWHA COUNTY 2022-C-2, delinquent in the name of BURDETTE DAVID. Described as 1A M/L SURF LEATHERWOOD CK

WHEREAS WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficent deposit of funds. The names to be served included the following: DAVID BURDETTE

WHEREAS WVTA LLC requested the entities be served in the following manner:

DAVID BURDETTE 2141 N GRAPEVINE CHARLESTON, WV 25320-7821 by Certified mail

WHEREAS Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings the Auditor requested additional steps in the following return mail letters:

RE: DAVID BURDETTE (shown on auditors site, NTR ID 2477/1

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon DAVID BURDETTE . These efforts included but not limited to:

Full review of the results of the notices available in the scans on the auditors website

Review of available public records

Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested DAVID BURDETTE be served at C/O estate or known heirs, 2141 N GRAPEVINE, CHARLESTON WV 25320-7821, by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

WHEREAS the certificate remaining unredeemed.

WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code.
WVTA LLC requests notice by publication and hereby deposits funds sufficent for publication simutaniously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed if proper.

Susan (Allie) Callison

West Virginia State Bar No: 14541

DEC 25 124 PM2:00