

WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

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:

*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 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,



*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 in Article 3, Section 59 of the Code of West Virginia.

Kanawha County  
Vera J. McDermick, Clerk  
Instrument 4126094  
07/23/2025 @ 08:38:20 AM  
TAX DEED  
Book 3530 @ Page 905  
Pages Recorded 39  
Recording Cost \$  
Transfer Tax \$  
98.00  
2.75

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
	2141 N GRAPEVINE RD	LEATHERWOOD CK
	CHARLESTON	WV 25320
	DELINQUENT TAXES	4.54
	INTEREST	.34
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000000762	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

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*  
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.

## SALE APPROVAL LETTER

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Publication Fee	\$30.60
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Amount of Bid	\$188.49
Amount Due	\$188.49
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WVTA LLC  
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MARLINTON, WV 24954



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

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(DC779234-003E-4F32-0A0E587A88337A7) APPROVAL LETTER



D125830



**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



D125406

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

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020: YOUNG JAMES ANDERSON Book/Page: 3067 / 0047 Tax Class: 3

LANDBOOK 2021: BURDETTE DAVID Book/Page: 3067 / 0047 Tax Class: 3

*ADD - 8/18/20*

*6/8/20 David Burdette 17 2067/47 Vera J. McCormick  
Clarks*

*Rest is Same as*

*STT- 20-2021-88*

*By 6/12/20*

## Notice to Redeem Form

Total Cost: \$19.18

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 COUNTY

Legal Description: 1A M/L SURF LEATHERWOOD CK

Map: 3 Parcel: 0024 0004 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"/>

DAVID BURDETTE  
2141 N GRAPEVINE  
CHARLESTON, WV 25320-7821  
USA

---

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

23 AUG 29 AM 11:39

**MICHAEL C. DOSS**

**ATTORNEY AT LAW**

821 TENTH AVENUE  
MARLINTON, WV 24954

TELEPHONE  
(304) 788-7119  
FACSIMILE  
(304) 788-7118

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

RE: BURDETTE DAVID

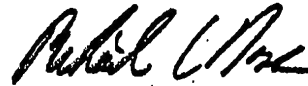
1A M/L SURF LEATHERWOOD CK  
BIG SANDY District  
Kanawha County, West Virginia

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

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



Michael C Doss  
STATE BAR NO. 4642



D125407

23 AUG 23 AM 11:39

# TITLE WORKSHEET



D125406

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

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020: YOUNG JAMES ANDERSON Book/Page: 3067 / 0047 Tax Class: 3  
LANDBOOK 2021: BURDETTE DAVID Book/Page: 3067 / 0047 Tax Class: 3

*ADD - 8/14/20*

*6/4/20 David Burdette 17 2067/47 Vera J. McCormick Clerk*

*Ref is Same as*

*STI- 20-2021-88*

*By 6/12/20*

23 JUN 23 AM 11:38

# CERTIFICATE OF SALE

Kanawha County, West Virginia



**Sheriff of Kanawha County**

409 Virginia Street E., Room 120

Charleston, WV 25301

(304) 357-0210

Revised 10/17

**21-S-0088**

*West Virginia Code §11A-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.: 9999060226620000  
TAX CLASS: 3  
SOLD IN THE NAME OF: BURDETTE DAVID C  
PROPERTY DESCRIPTION: 24A273 O & G INT 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
<b>TOTAL TAXES, COSTS AND FEES DUE</b>	<b>\$ 95.20</b>
Surplus/Excess (when applicable)	\$ 604.80
<b>TOTAL PURCHASE PRICE PAID</b>	<b>\$ 700.00</b>

## TAX LIEN PURCHASER:

WVTI, LLC  
18102 Seneca Trail  
Marlinton, WV 24954

THE ABOVE NAMED PURCHASER OF RECORD DID SUBMIT THE WINNING BID FOR THIS LIEN 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 29<sup>TH</sup> DAY OF NOVEMBER 2021.

MICHAEL Y. RUTHERFORD, SHERIFF/TREASURER  
COUNTY OF KANAWHA, WEST VIRGINIA

ADDITIONAL TAXES PAID

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original copies to Purchaser, Clerk of the County Commission, and Sheriff/Treasurer

23  
16  
29  
AM  
1:39

# TITLE WORKSHEET

Kanawha County 2021-S-88

OWNER BURDETTE DAVID C Year 2020 Ticket 819 Dist (1) Map 9999 Parcel 0602 Sub 2662  
LEGAL 24A-23 O & G INT JORDANS CREEK

TITLE WORK CODE: STI-20-2021-88  
PUT ON ALL ADDITIONAL PAGES

2021 Land Book  
David C. Burdette  
8141 N. Grapevine Road  
Charleston, WV 25320  
NS 2576/0296

5/12/22 David C. Burdette NS 2576/296 Along Y King  
County Clerk

C. S. H. Robinson Estate

David C. Burdette - DOD - 8/14/2020 - No Will

Shawnelle A. Wilson - Administrator Ad 84.1244/520

85 Freehold home

1243/13

Charleston WV 25320 - 5541

1243/43

Ed Book - 332/456

576. 281/617

App. Book. 876/165

282/901

Kimberly Dawn Burdette

275/1

1665 Happy Hollow Road

ALNS 1243/286

Sissonville, WV 25720 - 5714

576. 251/918

	OC	117	1119
Burdette, Kimberly			
Hardy, Kimberly			
Wilson, Shawnelle			

Stop 1/14/22 - 8:30 AM

OAK HALL  
18102 Seneca Trail  
Martinton, WV 24954

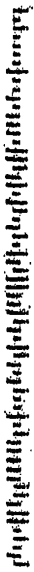
06:17PM 02/07/02

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

CHARLESTON WV 250  
24 AUG 2023 PM 3 L



25305-000151

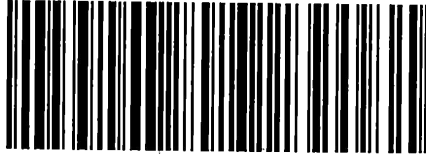




West Virginia State Auditor's  
Office County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 6158 56

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

8C779254-B03E-4FB2-84AE857A8BB387A7}[NTR LETTER]

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



(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.

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



(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:

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 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 fee 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 <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$1,298.03</b>

**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*

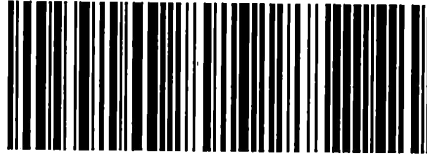
G. Russell Rollyson Jr.  
Deputy Commissioner of Delinquent and  
Nonentered Lands of KANAWHA County, State of West Virginia

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

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 0744 48

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

DAVID BURDETTE  
2141 N GRAPEVINE  
CHARLESTON, WV 25320-7821

8C779254-B03E-4FB2-84AE857A8BB387A7}[NTR LETTER]

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



(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.

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



(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**

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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 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 <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$803.60</b>

**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.*

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

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



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

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

8C779254-B03E-4FB2-84AE857A8BB387A7}[NTR LETTER]

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



(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.



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



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

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

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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 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 <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	<b>\$989.91</b>

**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.*

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 :

*[Handwritten signature]*  
C007

Address of Recipient :

100'

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: 2022-C-000002 KANAWHA



**UNITED STATES  
POSTAL SERVICE**

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 :

*[Handwritten signature]*  
C007

Address of Recipient :

100'

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: 2022-C-000002 KANAWHA



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 :

*Jon & Har Annett*

Address of Recipient :

*18102 Scheun  
Tr*

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: 2022-C-000002 KANAWHA COUNTY



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 :

*[Handwritten signature]*  
*Jonathan Arnett*

Address of Recipient :

*18152 Seren*  
*Tr*

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: 2022-C-000002 KANAWHA COUNTY

**CERTIFIED MAIL™**

CHARLESTON WV 25305

USPS CERTIFIED MAIL 11/18/23 2:23 PM A L

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



9414 8091 0924 9001 0744 48

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

DAVID BURDETTE  
2141 N GRAPEVINE  
CHARLESTON, WV 25320-7821

*David Burdette*



US POSTAGE  
ZIP 25305 \$007.18  
02 4W  
0000381984 NOV. 14, 2023

NOV 22 23 PM 10:15

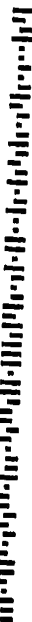
-R-T-S-

253201014-1N

11/18/23

RETURN TO SENDER  
DECEASED  
UNABLE TO FORWARD  
RETURN TO SENDER

253207821 NOV 18 2023



**NOTICE TO REDEEM**

**CERT NO. 2022-C-000002  
KANAWHA COUNTY -  
WVTA 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 WVTA LLC, the purchaser of the following real estate, Certification 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:

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 Auditor-cashier 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

FEB 3 7:25 AM 11:42





**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

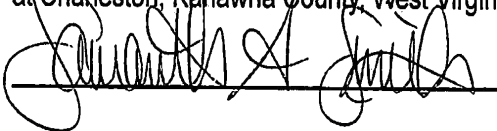
as aforesaid was \$ 248.24

Commencing On: 01/15/2025

Ending On: 01/29/2025

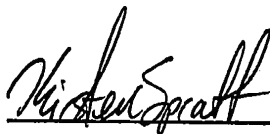
Given under my hand this day 01/29/2025

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: 2/14/2027

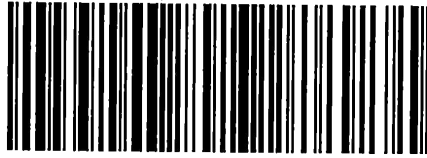




West Virginia State Auditor's Office  
County Collections Division  
1900 Kanawha Boulevard East  
Building 1 Room W-114  
Charleston, West Virginia 25305

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USPS CERTIFIED MAIL



9414 8091 0924 9001 3363 24

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(2022-C-000002 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

8C779254-B03E-4FB2-84AE857A8BB387A7}[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  
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**

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

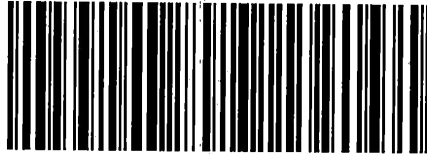
**Personal Service ☐**

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

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

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USPS CERTIFIED MAIL



9414 8091 0924 9001 5851 59

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(2022-C-000002 - KANAWHA COUNTY)  
WVTA LLC  
18102 SENECA TRL  
MARLINTON, WV 24954

8C779254-B03E-4FB2-84AE857A8BB387A7}[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

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 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

## 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

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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

AUG 13 '24 4:10 PM



## 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.

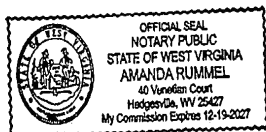
Any and all physical description details are approximations.

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 11 day  
of Nov, 24 by the affiant who is  
personally known to me.

Amanda Rummel  
NOTARY PUBLIC

My Commission Expires: 12/19/27



Jason Bowers  
Process Server

**FALCON EXPRESS SERVICES, LLC**  
(843) 577-9696

Our Job Serial Number: FES-2024008668

DEC 9 '24 AM 11:32





18102 Seneca Trail  
Marlinton, WV 24954

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 WWSAO,

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

**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 sufficient 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 26 '24 PM 2:00