

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

This deed made this 6th day of February, 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 April, 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 \$3,400.00, 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 of LANHAM MICHELLE & MICHAEL ; and

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

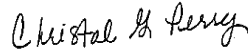
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

Now, therefore, the grantor, for and in consideration of the premises and and in pursuance of the statutes, 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 Nicholas, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$3,400.00.

Certificate of Sale Number: 2022-C-000142
0.213 AC SUR KENTUCKY DIST , KENTUCKY DISTRICT

Witness the following signature:

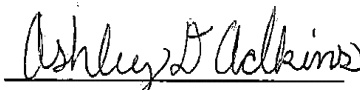
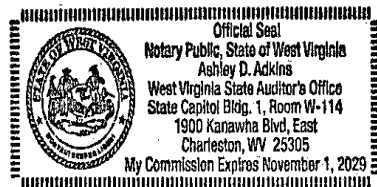


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, 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 6th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 6th day of February, 2025. My commission expires November 1, 2029,


Ashley D. Adkins
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 Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

Robert Painter II, County Clerk
Nicholas County, WV
Instrument: 202500001735
TAX DEED Pages: 102
02/10/2025 @ 03:03:40 PM
Recording: 158.00
Excise Tax: 26.95

BK 572 PG 382

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000142

NICHOLAS

COUNTY 05 KENTUCKY

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 05 45 0052 0000 0000 ACCOUNT # 00028588

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000017168	LANHAM MICHELLE & MICHAEL	0.213 AC SUR KENTUCKY DIST
	576 CENTRAL ST	
	NEW MARTINSVILLE	WV 261551803
	DELINQUENT TAXES	395.88
	INTEREST	38.60
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
2021 0000017169	LANHAM MICHELLE & MICHAEL	0.213 AC SUR KENTUCKY DIST
	576 CENTRAL ST	
	NEW MARTINSVILLE	WV 261551803
	DELINQUENT TAXES	373.48
	INTEREST	28.01
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000017446	302.31
	TOTAL	1278.28

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

SHERIFF, COUNTY OF NICHOLAS

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: NICHOLAS COUNTY 2022-C-000142

Memorandum of real estate sold in the county of NICHOLAS on this 24th day of April, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 0.213 AC SUR KENTUCKY DIST

District: KENTUCKY

Map: 45

Parcel: 0052 0000 0000

Taxpayer:

LANHAM MICHELLE & MICHAEL
576 CENTRAL ST
NEW MARTINSVILLE, WV 26155-1803

Delinquent Taxes: 2021 - 17169	\$471.49
Interest on Delinquent Taxes	\$28.29
Subsequent Taxes: 2022-17446 Taxpayer: LANHAM MICHELLE & MICHAEL	\$317.04
Back Taxes: 2021-17168	\$534.75
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$99.05
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$3,400.00
Amount Due	\$1,516.17
Surplus	\$1883.83

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 August 22, 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.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$354.85

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-000142

County: NICHOLAS COUNTY

Legal Description: 0.213 AC SUR KENTUCKY DIST

Map: 45 Parcel: 0052 0000 0000

Name and address of those to be notified

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

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803
USA

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

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803
USA

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

MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611
USA

REC'D JUL 27 '22

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

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062
USA

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

OCCUPANT
5310 LEIVASY RD
LEIVASY, WV 26676
USA

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

OCCUPANT
5298 LEIVASY RD
LEIVASY, WV 26676
USA

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

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

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

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

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

82 JUL 27 0453

MICHAEL C. DOSS

ATTORNEY AT LAW

**821 TENTH AVENUE
MARLINTON, WV 24954**

**TELEPHONE
(304) 789-7119
FACSIMILE
(304) 789-7118**

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

RE: LANHAM MICHELLE & MICHAEL

0.213 AC SUR KENTUCKY DIST
KENTUCKY District
Nicholas County, West Virginia

Certificate No. 2022-C-000142 CIN CTS-34-2022-142

Dear Oak Hall,

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



D123540

REC'D JUL 27 '23

TITLE WORKSHEET



D123539

Nicholas County - 34

Name(s) LANHAM MICHELLE & MICHAEL Description
0.213 AC SUR KENTUCKY DIST KENTUCKY Dist (05) Map 0045
Parcel 0052 Sub 0000

TITLE WORK CODE: CTS-34-2022-142
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: LANHAM MICHELLE & MICHAEL Book/Page: WB24/ 309 Tax Class: 3

LANDBOOK 2021: LANHAM MICHELLE & MICHAEL Book/Page: WB24 / 309 Tax Class: 3

LANDBOOK 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005: LANHAM MICHELLE & MICHAEL Book/Page: WB24/ 309 Tax Class: 2

6/25/2008

Michelle Lanham

WB24/309

Violet W Lanham

Michael Lanham

4/17/25 Violet Lanham

WB 24/309

Ralph G. Lanham

5/12/43 Ralph G. Lanham

WB 102/278

Ross O'Dell

Violet Lanham

Delphia O'Dell

Pierce, Michelle

Lanham, Michelle

Michael

01

02

here

REC'D JUL 27 2008

RCVD JUL 27 '23

at 5/28/23 - 9:41 am

July 19/21

NO: 256/184

Recd 26/205

NO: 267/458

July 16/479

Levisay, W. 26626

P.O. Box 62

Michelle Pierce

St. Mary, W. 26720

P.O. Box 611

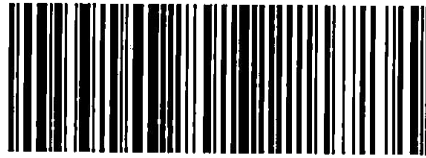
Michelle Pierce

Ad. US/186

C75-84-2022-142

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0237 05



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

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

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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000142** , located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 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 - 17169 .	\$551.64
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$590.24
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$350.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

You may redeem at any time before March 23, 2024 by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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-000142-NICHOLAS COUNTY-WVTA LLC)
OCCUPANT - REGULAR MAIL
5310 LEIVASY RD
LEIVASY, WV 26676

✓

[14E37812-E558-4866-8A1A3FA4C5ABE54F][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-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
5310 LEIVASY RD
LEIVASY, WV 26676

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Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

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Deputy Commissioner of Delinquent and
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Charleston, West Virginia 25305
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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



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5298 LEIVASY RD
LEIVASY, WV 26676

14E37812-E558-4866-8A1A3FA4C5ABE54F}[NTR LETTER]

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1900 Kanawha Boulevard East
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(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

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LEIVASY, WV 26676

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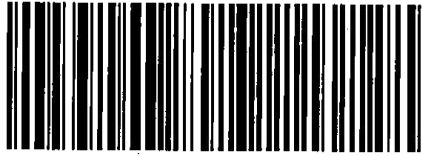
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Office County Collections Division
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 02



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

14E37812-E558-4866-8A1A3FA4C5ABE54F}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

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Charleston, West Virginia 25305



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568



Date Produced: 11/27/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0155 02. Our records indicate that this item was delivered on 11/20/2023 at 06:29 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>[Handwritten Signature]</i>
Printed Name	<i>PIZZELLO CAST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

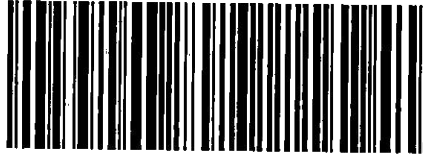
Sincerely,
United States Postal Service

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-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 48



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062

[14E37812-E558-4866-8A1A3FA4C5ABE54F][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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000142** , located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 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 - 17169 .	\$551.64
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$590.24
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$350.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

You may redeem at any time before March 23, 2024 by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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: 11/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0157 48. Our records indicate that this item was delivered on 11/02/2023 at 05:08 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
X	<i>[Handwritten Signature]</i>
Printed Name	<i>PIZZELLO CAST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

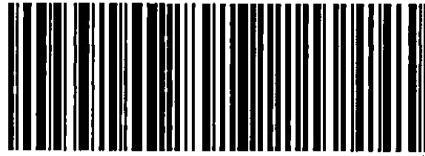
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 19



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000142** , located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 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 - 17169 .	\$551.64
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$590.24
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$350.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

You may redeem at any time before March 23, 2024 by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

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



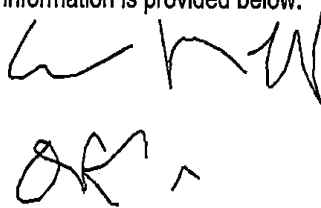
**UNITED STATES
POSTAL SERVICE.**

Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2708 19. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000142 NICHOLAS COUNTY



Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2709 63. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "L H W" on the top line and "AR" on the bottom line.

Address of Recipient :

A handwritten address in black ink, appearing to be "1 B1 02".

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-000142 NICHOLAS COUNTY



Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2710 45. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "L. M. W." followed by a checkmark.

Address of Recipient :

A handwritten address in black ink, appearing to be "1 B1 02".

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-000142 NICHOLAS COUNTY



Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2711 51. Our records indicate that this item was delivered on 07/19/2024 at 12:19 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "L. M. W." followed by a second signature that looks like "AR".

Address of Recipient :

A handwritten address in black ink, appearing to be "1 B1 02".

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-000142 NICHOLAS COUNTY



UNITED STATES
POSTAL SERVICE

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 5835 13. 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 :

Jonah Annett
Jonah 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-000142 NICHOLAS COUNTY



UNITED STATES
POSTAL SERVICE

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 5835 20. 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 :

Jonathan Annett
Jonathan 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.

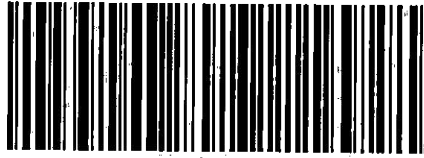
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000142 NICHOLAS COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 86



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000142**, located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 2024 will be as follows:

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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

You may redeem at any time before March 23, 2024 by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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: 10/30/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0157 86. Our records indicate that this item was delivered on 10/27/2023 at 05:43 a.m. in CHARLESTON, WV 25321. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
X	<i>Kathleen Masler</i>
Printed Name	Kathleen Masler

Address of Recipient :

Delivery Address
Tax

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

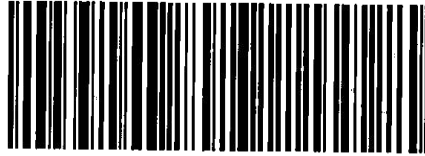
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 26



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000142**, located in KENTUCKY District, 0.213 AC SUR-KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 2024 will be as follows:

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Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

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

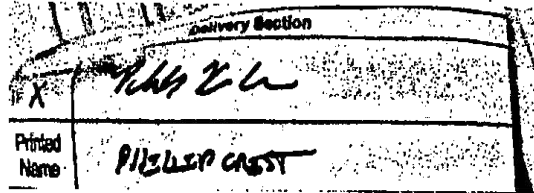


Date Produced: 11/13/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0155 26. Our records indicate that this item was delivered on 11/06/2023 at 05:58 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

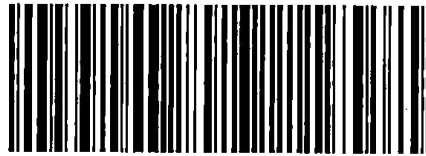
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 79



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

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

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

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

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

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Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of NICHOLAS 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: 10/30/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0157 79. Our records indicate that this item was delivered on 10/27/2023 at 01:01 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. The
David W. The

Address of Recipient :

7940 ~~W. Main~~ Drive
Florence, KY 41042

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

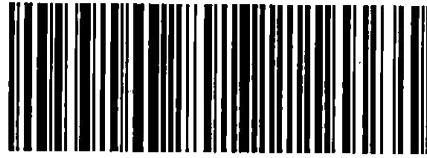
Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 55



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5310 LEIVASY RD
LEIVASY, WV 26676

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5310 LEIVASY RD
LEIVASY, WV 26676

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

OCCUPANT
5310 LEIVASY RD
LEIVASY, WV 26676

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000142** , located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 24, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 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 - 17169 .	\$551.64
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$590.24
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$350.69
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

You may redeem at any time before March 23, 2024 by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson, Jr.

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



UNITED STATES
POSTAL SERVICE

Date Produced: 11/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0157 55. Our records indicate that this item was delivered on 11/02/2023 at 05:08 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
X	<i>[Handwritten Signature]</i>
Printed Name	PILZLER CAST

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

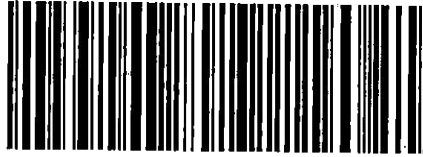
Sincerely,
United States Postal Service

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-000142 NICHOLAS

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 62



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5298 LEIVASY RD
LEIVASY, WV 26676

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5298 LEIVASY RD
LEIVASY, WV 26676

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

OCCUPANT
5298 LEIVASY RD
LEIVASY, WV 26676

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Additional taxes with interest.	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$927.59
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,631.76

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Deputy Commissioner of Delinquent and
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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

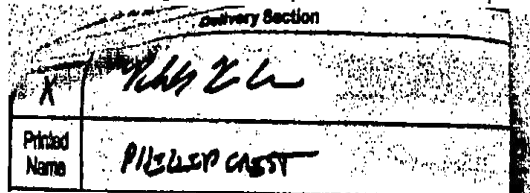


Date Produced: 11/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0157 62. Our records indicate that this item was delivered on 11/02/2023 at 05:08 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000142 NICHOLAS



**UNITED STATES
POSTAL SERVICE.**

Date Produced: 11/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0237 05. Our records indicate that this item was delivered on 10/30/2023 at 09:49 a.m. in SUMMERSVILLE, WV 26651. The scanned image of the recipient information is provided below.

Signature of Recipient :

D. Keiper
D Keiper

Address of Recipient :

PO Box 503

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.

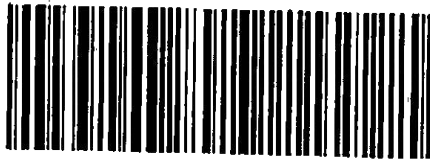
Customer Reference Number: 2022-C-000142 NICHOLAS

CERTIFIED MAIL™

CHARLESTON WV 25305

NOV 10 2023 PM 3:11

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 26

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

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE

PO BOX 611

SAINT MARYS, WV 26170-0611

NIXIE

250 DE 1

0011/02/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 25305002139

*1871-11308-25-39

US POSTAGE PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 25. 2023

NOV 10 2023 10:23

5-9786004-1111-11

VAC

25305-0021
26170-061111

CERTIFIED MAIL™

CHARLESTON WV 25305
25 OCT 7:02 PM 2

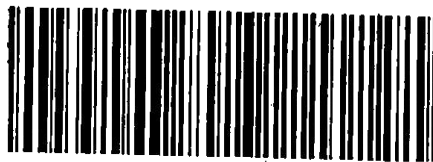
US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 25. 2023

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 02

NOV 20 '23 AM 11:44

LN 11/27
11/11

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

NIXIE 250 DE 1 0011/16/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

25305-1803

UNC.

25305-180376

BC: 25305002139 *1171-06076-25-30



CERTIFIED MAIL™

CHARLTON WV 25305
25 OCT. 2023 3PM 14



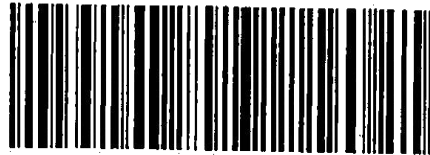
US POSTAGE PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 25, 2023

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 62

NOV 2 '23 AM 10:59

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5298 LEIVASY RD
LEIVASY, WV 26676

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305002139 *0671-07880-25-39

25305>0021
26676-412198

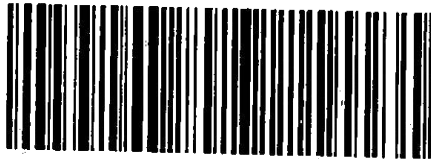


CERTIFIED MAIL™

CHARLESTON WV 25305

023PM 1-L

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 55



US POSTAGE MARTINEY BOWES



ZIP 25305 \$ 007.18⁰
02 4W
0000381984 OCT. 25, 2023

23 NOV 2 AM 11:01

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

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
5310 LEIVASY RD
LEIVASY, WV 26676

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

25305-0021
26676-411610

BC: 25305002139 *0671-07448-25-39





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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$000.53⁷
02 4W
0000377395 OCT. 25. 2023

23 OCT 30 AM 10:41

NSA
(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
OCCUPANT - REGULAR MAIL
5310 LEIVASY RD
LEIVASY, WV 26676

NIXIE 250 DE 1 0010/27/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *0271-03128-25-38



0000377395

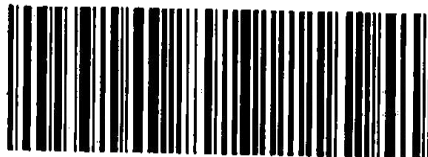
NSA

253050009

CERTIFIED MAIL™

47F
West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 0157 48

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062

US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 25. 2023

NOV 2 '23 AM 10:59

NIXIE 250 FE 1 0010/31/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305002139 *1171-04355-25-39

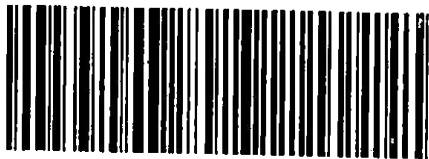


25305002139

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0155 19

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803



US POSTAGE PAID PITNEY BOWES

ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 25. 2023

NOV 15 '23 AM 11:35

LN 10/27

NIXIE 250 DE 1 0011/12/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305000999 *1871-10988-25-39

25305-180376





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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES

ZIP 25305 \$ 000.53⁷
02 4W
0000377395 OCT. 25. 2023

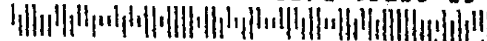
NSN
(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
OCCUPANT - REGULAR MAIL
5298 LEIVASY RD
LEIVASY, WV 26676

23 OCT 30 AM 10:41

NIXIE 250 DE 1 0010/27/23

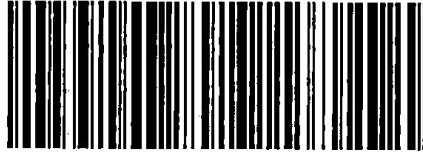
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *0271-03129-25-38



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5835 13



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[14E37812-E558-4866-8A1A3FA4C5ABE54F][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: NICHOLAS COUNTY 2022-C-000142
MICHELLE PIERCE
209 5TH AVE
GLASGOW, WV 25086

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

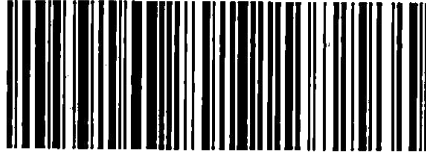
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 5835 20



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[14E37812-E558-4866-8A1A3FA4C5ABE54F][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: NICHOLAS COUNTY 2022-C-000142
MICHAEL LANHAM
148 CIRCLE DR
CHARLESTON, WV 25313

Dear Purchaser:

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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

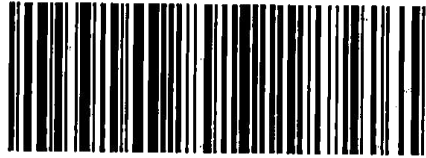
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Personal Service ☐

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2711 51



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[14E37812-E558-4866-8A1A3FA4C5ABE54F][RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/17/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: NICHOLAS COUNTY 2022-C-000142
MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

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Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. 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.**

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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

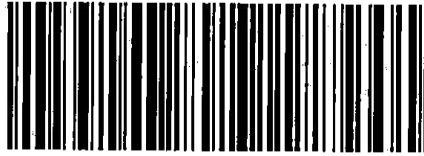
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2710 45



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

14E37812-E558-4866-8A1A3FA4C5ABE54F}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/17/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: NICHOLAS COUNTY 2022-C-000142
MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. 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

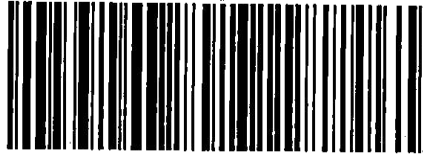
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2708 19



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

14E37812-E558-4866-8A1A3FA4C5ABE54F}[RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/17/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: NICHOLAS COUNTY 2022-C-000142
MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. 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

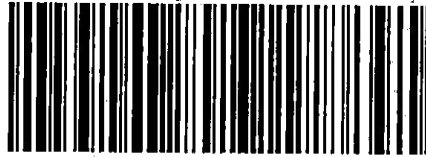
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 2709 63



(2022-C-000142 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[14E37812-E558-4866-8A1A3FA4C5ABE54F][RETURN MAIL LETTER]

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



State of West Virginia



State Auditor and
Commissioner of Delinquent
and Nonentered Lands
07/17/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: NICHOLAS COUNTY 2022-C-000142
MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. 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: \$304.48

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-000142
County: NICHOLAS
Legal Description: 0.213 AC SUR KENTUCKY DIST
Map: 45 Parcel: 0052 0000 0000

Name and address of those to be notified

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

MICHELLE LANHAM
361 TACKETTS BRANCH RD APT 5
HURRICANE, WV 25526
USA

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"/>

MICHAEL LANHAM
148 CIRCLE DR
CHARLESTON, WV 25313
USA

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"/>

MICHELLE PIERCE
209 5TH AVE
GLASGOW, WV 25086
USA

JUL 22 '24 AM 11:10

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

The Nicholas Chronicle

a division of Nicholas County Publishing Company Inc.

I, Raymond W. Corbin, News Editor of The Nicholas Chronicle, a weekly newspaper published at Summersville in the County of Nicholas, and the State of West Virginia, do certify that the hereto attached Legal Advertisement for West Virginia State Auditor's Office, County Collections Division, 1900 Kanwha Blvd East, Building 1, Room W-114, Charleston WV 25315; NOTICE TO REDEEM (2022-C-000142-NICHOLAS COUNTY-WVTA LLC) appeared in said newspaper for 3 week(s), beginning on the 2-Nov-2023 and concluding on the 16-Nov-2023.

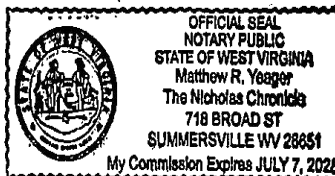
Given under my hand this 16-Nov-2023.

By Raymond W. Corbin, News Editor

Fee for publication:

1,006 words @12¢ per word, \$120.72 for the first publication; 75 percent of first publication (\$181.08) for all subsequent publications; for a total cost of \$301.80.

The foregoing instrument was acknowledged before me this 16-Nov-2023.



Matthew R. Yeager

20 NOV 17 AM 10:53

Notary Public

My commission expires July 7, 2028.

NOTICE TO REDEEM

(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)

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

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, Cert No. 2022-C-000142, located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified that a deed for such real estate will be made on or after March 24, 2024 as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 23, 2024 will be as follows:

Amount equal to the taxes, and charges due on the date of certification, with interest, for tax year ticket number 2021 - 17169 \$551.64

Back tax tickets, with interest, and charges due on the date of certification for ticket number \$590.24

Subsequent of taxes paid on the property, with interest to for tax year 2022-17446. \$350.69

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fee plus interest \$211.60

Amount paid For Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$927.59

Additional Statutory Fees with Interest \$0.00

Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. \$2,631.76

You may redeem at any time before March 23, 2024, by paying the above total less any unearned interest.

Given under my hand October 25, 2023

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and Nonentered Lands of Nicholas County, State of West Virginia.

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

11/2 11/9 11/16 31

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



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
MICHELLE PIERCE - PERSONAL SERVICE
209 5TH AVE
GLASGOW, WV 25086

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE PIERCE - PERSONAL SERVICE
209 5TH AVE
GLASGOW, WV 25086

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHELLE PIERCE - PERSONAL SERVICE
209 5TH AVE
GLASGOW, WV 25086

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000142**, located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 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 - 17169 .	\$589.36
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$630.60
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$375.16
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$995.98
Additional Statutory Fees with Interest.	\$313.61
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,120.71

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 NICHOLAS County, State of West Virginia

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Nicholas

Case Number: 2022-C-142

NOV 18 '24 AM 11:38

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Michelle Pierce, 209 5th Ave, Glasgow, WV 25086.

I, Samantha Bailey, being duly sworn, depose and say that on the 15th day of October, 2024 at 3:41 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: 209 5th Ave, Glasgow, WV 25086.

Additional Information pertaining to this Service:

Date & Time: Oct 15, 2024, 3:41 pm EDT

Service Type: Posted

Description of Service:

Subject does not live at address per current resident.

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 24
day of Oct 24 by the affiant
who is personally known to me.

Amanda Rumel
NOTARY PUBLIC

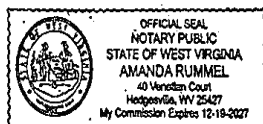
My Commission Expires: 12/19/27

Samantha Bailey

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2024008655



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



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
MICHAEL LANHAM - PERSONAL SERVICE
148 CIRCLE DR
CHARLESTON, WV 25313

[14E37812-E558-4866-8A1A3FA4C5ABE54F][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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHAEL LANHAM - PERSONAL SERVICE
148 CIRCLE DR
CHARLESTON, WV 25313

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHAEL LANHAM - PERSONAL SERVICE
148 CIRCLE DR
CHARLESTON, WV 25313

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000142** , located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL , and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 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 - 17169 .	\$589.36
Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$630.60
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$375.16
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$995.98
Additional Statutory Fees with interest.	\$313.61
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,120.71

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 NICHOLAS County, State of West Virginia

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Nicholas

Case Number: 2022-C-142

WVTA LLC

NOV 18 '24 AM 11:38

Received by FALCON EXPRESS SERVICES, LLC to be served on Michael Lanham, 148 Circle Dr, Charleston, WV 25313.

I, Samantha Bailey, being duly sworn, depose and say that on the 12th day of October, 2024 at 10:36 am, 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: 148 Circle Dr, Charleston, WV 25313.

Additional Information pertaining to this Service:

10/12/2024 Attempted 148 Circle Dr, Charleston, WV 25313. Subject does not live at address per current resident. Documents posted.

Date & Time: Oct 12, 2024, 10:36 am EDT

Service Type: Posted

Description of Service:

Subject does not live at address per current resident

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

Amanda Rumel
NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2024008672



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



(2022-C-000142-NICHOLAS COUNTY-WVTA LLC)
MICHELLE LANHAM - PERSONAL SERVICE
361 TACKETTS BRANCH RD APT 5
HURRICANE, WV 25526

14E37812-E558-4866-8A1A3FA4C5ABE54F}[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-000142-NICHOLAS COUNTY-WVTA LLC)

MICHELLE LANHAM - PERSONAL SERVICE
361 TACKETTS BRANCH RD APT 5
HURRICANE, WV 25526

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

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



(2022-C-000142-NICHOLAS COUNTY- WVTA LLC)

MICHELLE LANHAM - PERSONAL SERVICE
361 TACKETTS BRANCH RD APT 5
HURRICANE, WV 25526

DISTRICT KENTUCKY MAP 45 PARCEL 0052 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000142**, located in KENTUCKY District, 0.213 AC SUR KENTUCKY DIST which was returned delinquent or nonentered in the name of LANHAM MICHELLE & MICHAEL, and was sold by the deputy commissioner of delinquent and nonentered lands of NICHOLAS County at the sale for the delinquent taxes on April 24, 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:

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Back tax tickets, with interest, and charges due on the date of certification for ticket number 2021-17168	\$630.60
Subsequent of taxes paid on the property, with interest to for tax year 2022-17446 .	\$375.16
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$216.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$995.98
Additional Statutory Fees with Interest.	\$313.61
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$3,120.71

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 NICHOLAS 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-000142-NICHOLAS COUNTY-WVTA LLC)
MICHELLE LANHAM - PERSONAL SERVICE
361 TACKETTS BRANCH RD APT 5
HURRICANE, WV 25526

Posted on Door
9-12-24

Brent Ray P-1
PCSD

SEP 20 2024 PM 11:28

{14E37812-E558-4866-8A1A3FA4C5ABE54F}[NTR LETTER]



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:
NICHOLAS COUNTY 2022-C-142 / MICHAEL LANHAM
Notice by publications as been requested

Thanks,

DEC 26 '24 PM 1:55

RE: NICHOLAS COUNTY 2022-C-142

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: MICHAEL LANHAM (shown on auditors site, row)

WHEREAS WVTA LLC purchased the certificate of sale for NICHOLAS COUNTY 2022-C-142, delinquent in the name of LANHAM MICHELLE & MICHAEL. Described as 0.213 AC SUR KENTUCKY DIST

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: IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, MICHAEL LANHAM, MICHELLE LANHAM, MICHELLE PIERCE, OCCUPANT, WV STATE TAX DEPARTMENT

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

MICHELLE LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803
by Certified mail, by publication

MICHAEL LANHAM
576 CENTRAL ST
N MARTINSVILLE, WV 26155-1803
by Certified mail, by publication

MICHELLE PIERCE
PO BOX 611
SAINT MARYS, WV 26170-0611
by Certified mail, by publication

MICHELLE PIERCE
PO BOX 62
LEIVASY, WV 26676-0062
by Certified mail, by publication

Occupant
5310 LEIVASY RD
LEIVASY, WV 26676
by Certified mail, by publication, as occupant

Occupant
5298 LEIVASY RD
LEIVASY, WV 26676
by Certified mail, by publication, as occupant

IRS, Attn: Advisory Consolidated Receipts
7940 Kentucky Drive
Stop 2850F
Florence, KY 41042
by Certified mail, by publication

WV State Tax Department
Po Box 229
Charleston, WV 25321
by Certified mail, by publication

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: MICHELLE LANHAM (shown on auditors site, NTR ID 2831/1)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MICHELLE LANHAM. 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 MICHELLE LANHAM be served at 361 TACKETTS BRANCH RD APT 5 , HURRICANE, WV 25526 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: MICHAEL LANHAM (shown on auditors site, NTR ID 2831/2)

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

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Having completed diligent research, WVTIA LLC requested MICHAEL LANHAM be served at 148 CIRCLE DR , CHARLESTON, WV 25313 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: MICHELLE PIERCE (shown on auditors site, NTR ID 2831/3)

Upon receipt of the aforementioned request WVTIA LLC made efforts to determine the best address to perfect service upon MICHELLE PIERCE . 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, WVTIA LLC requested MICHELLE PIERCE be served at 209 5TH AVE , GLASGOW, WV 25086 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: MICHELLE PIERCE (shown on auditors site, NTR ID 2831/4)

Upon receipt of the aforementioned request WVTIA LLC made efforts to determine the best address to perfect service upon MICHELLE PIERCE . 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, WVTIA LLC requested MICHELLE PIERCE be served at PO BOX 62 , LEIVASY WV 26676-0062 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: (shown on auditors site, NTR ID 2831/3)

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

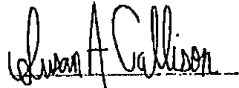
Review of available public records

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

Having completed diligent research, WVTIA LLC requested be served at 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. WVTIA LLC having requested, paid for and causing notice by publication, hereby requests the deed be issued for to WVTIA-LLC, forthwith.



Susan (Allie) Callison
West Virginia State Bar No: 14541

DEC 26 '24 PM 1:55



18102 Seneca Trail
Marlinton, WV 24954

Local 3047994440
Toll Free
Fax 8155502328
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