

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 \$4,200.00, 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 GWINN WANDA MAE ; 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

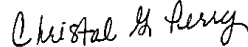
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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 \$4,200.00.

Certificate of Sale Number: 2022-C-000138
.80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK , KENTUCKY DISTRICT

Witness the following signature:

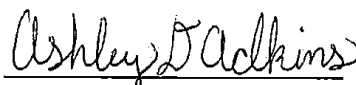
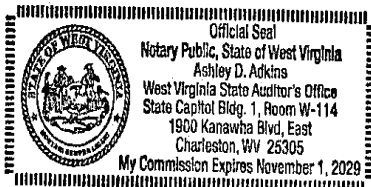


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

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: 202500001736
TAX DEED Pages: 106
02/10/2025 @ 03:03:41 PM
Recording: 162.00
Excise Tax: 34.65

BK 572 PG 484

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000138

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 34 0061 0000 0000 ACCOUNT # 00015663

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000016572	GWINN WANDA MAE	.80-127 SQ RDS--188 SQ
	599 ODELL TOWN RD	FT SUR WTS HOMINY CK
	NETTIE	WV 266814068

DELINQUENT TAXES	200.88
INTEREST	15.06
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
2022 0000016846	214.12
TOTAL	500.06

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-000138

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: .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK

District: KENTUCKY

Map: 34

Parcel: 0061 0000 0000

Taxpayer:

GWINN WANDA MAE
599 ODELL TOWN RD
NETTIE, WV 26681-4068

Delinquent Taxes: 2021 - 16572	\$285.94
Interest on Delinquent Taxes	\$17.16
Subsequent Taxes: 2022-16846 Taxpayer: GWINN WANDA MAE	\$224.60
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$42.82
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$4,200.00
Amount Due	\$636.07
Surplus	\$3563.93

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: \$339.40

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-000138

County: NICHOLAS COUNTY

Legal Description: .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK

Map: 34 Parcel: 0061 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"/>

WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068
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"/>

WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068
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"/>

HERBERT GWIN
BOX 96
LEIVASY, WV 26676
USA

82,12700000

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"/>

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096
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
603 ODELL TOWN RD
NETTIE, WV 26681
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.

RCVD JUL 27 '23

MICHAEL C. DOSS

ATTORNEY AT LAW

**821 TENTH AVENUE
MARLINTON, WV 24954**

**TELEPHONE
(304) 789-7118**

**FACSIMILE
(304) 789-7118**

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

RE: GWINN WANDA MAE

.80-127 SQ RDS-188 SQ FT SUR WTS HOMINY CK
KENTUCKY District
Nicholas County, West Virginia

Certificate No. 2022-C-000138 CIN CTS-34-2022-138

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



DI23534

RCVD-JUL 27 28

TITLE WORKSHEET



DI23533

Nicholas County - 34

Name(s) GWINN WANDA MAE Description .80-127 SQ RDS-188

SQ FT SUR WTS HOMINY CK KENTUCKY Dist (05) Map 0034

Parcel 0061 Sub 0000

TITLE WORK CODE: CTS-34-2022-138

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005: GWINN WANDA

MAE Book/Page: 170 / 329 Tax Class: 2

LANDBOOK 2021: GWINN WANDA MAE Book/Page: 170 / 329 Tax Class: 2

no estles
no death records

8/6/1957 Wanda Mae Gwinn 170/329
Herbert G Gwinn

S. J Brown
Lura C Brown

Wanda Mae Gwinn

tx

~~XXXXXXXXXX~~

599 Odell Town Rd

Nettie WV 26681-4068

% Melanie Combs

Herbert C Gwinn

24/447

21/246

~~XXXXXXXXXX~~ Box 96

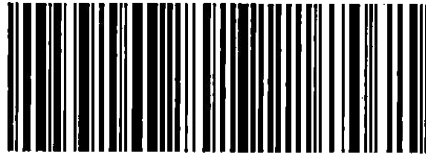
Leivasty, WV 26676

Stop 5/13/2023 1:51pm

83-22 11/04/02

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 0233 85



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

[C06C086D-26A6-4410-843F7676E5B77C41]}[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-000138-NICHOLAS COUNTY-WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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-000138-NICHOLAS COUNTY- WVTA LLC)

THE NICHOLAS CHRONICLE
POST OFFICE BOX 503
SUMMERSVILLE, WV 26651

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000138 , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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 - 16572 .	\$334.55
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-16846 .	\$248.43
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.	\$911.37
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,705.95

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-000138-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
603 ODELL TOWN RD
NETTIE, WV 26681

[C06C086D-26A6-4410-843F7676E5B77C41}[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-000138-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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
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Charleston, West Virginia 25305



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

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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: 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 02. 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.

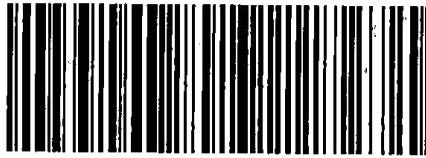
Sincerely,
United States Postal Service

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-000138 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 0110 30



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
BOX 96
LEIVASY, WV 26676

C06C086D-26A6-4410-843F7676E5B77C41][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-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
BOX 96
LEIVASY, WV 26676

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West Virginia State Auditor's Office
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1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

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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

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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
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 0110 30. 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>[Signature]</i>
Printed Name	P113450 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.

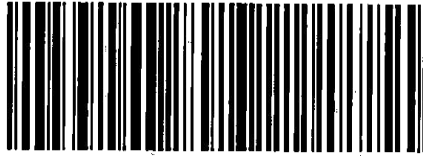
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000138 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 0112 07



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
603 ODELL TOWN RD
NETTIE, WV 26681

C06C086D-26A6-4410-843F7676E5B77C41}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
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(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

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603 ODELL TOWN RD
NETTIE, WV 26681

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(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

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DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

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

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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
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 0112 07. 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>
------------------	--------------------------

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.

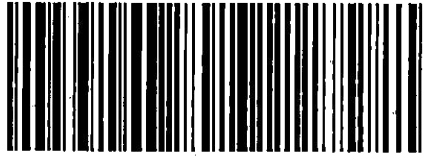
Sincerely,
United States Postal Service

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-000138 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 0110 16



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068

[C06C086D-26A6-4410-843F7676E5B77C41][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-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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-000138-NICHOLAS COUNTY- WVTA LLC)

WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000138** , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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 - 16572 .	\$334.55
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-16846 .	\$248.43
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.	\$911.37
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,705.95

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**

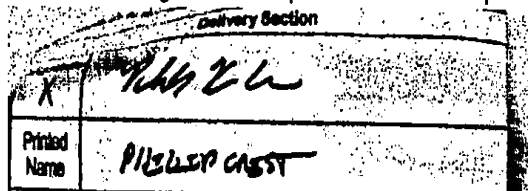


Date Produced: 11/06/2023

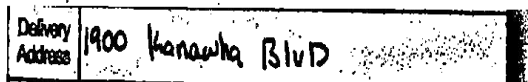
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0110 16. 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.

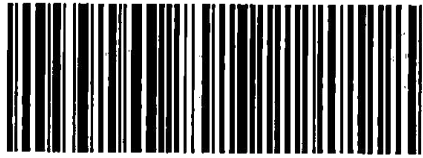
Sincerely,
United States Postal Service

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-000138 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 0112 14



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

[C06C086D-26A6-4410-843F7676E5B77C41][INTR 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-000138-NICHOLAS COUNTY-WVTA LLC)

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

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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-000138-NICHOLAS COUNTY- WVTA LLC)

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

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000138**, located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE, 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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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,705.95

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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 0112 14. 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 :

A scanned image of a handwritten signature, appearing to be "D. W. The", written over a horizontal line. Below the signature, there is a circular postmark or stamp, partially obscured by the signature.

Address of Recipient :

A scanned image of a handwritten address, "7940 ... Drive Florence, KY 41042", written over a horizontal line.

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.

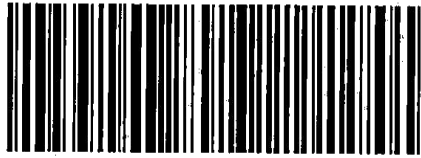
Sincerely,
United States Postal Service

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-000138 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 0112 21



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138-NICHOLAS COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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-000138-NICHOLAS COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000138**, located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE, 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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Additional Statutory Fees with Interest.	\$0.00
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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 0112 21. 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 :

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

Address of Recipient :

Section	
Delivery Address	<i>Tax</i>

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.

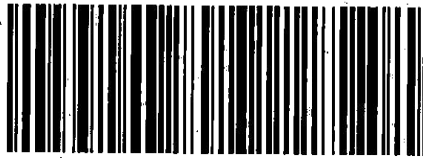
Sincerely,
United States Postal Service

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-000138 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 0110 23



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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-000138-NICHOLAS COUNTY- WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000138** , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,705.95

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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: 11/06/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 0110 23. 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>[Signature]</i>
Printed Name	PIZZER CAST

Address of Recipient :

Delivery Address	1400 Kanawha Blvd
------------------	-------------------

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-000138 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 0233 85. 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.

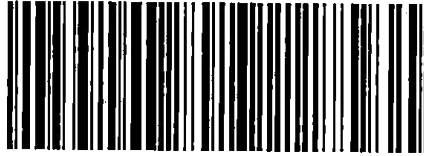
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-000138 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 0110 47



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096

[C06C086D-26A6-4410-843F7676E5B77C41][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-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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-000138-NICHOLAS COUNTY- WVTA LLC)

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000138** , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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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G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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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 0110 47. 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>PILLSBURY CAST</i>

Address of Recipient :

Delivery Address	<i>1900 Kanawha Blvd</i>
------------------	--------------------------

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-000138 NICHOLAS



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 2707 10. 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 "OR" on the bottom line.

Address of Recipient :

A handwritten address in black ink, appearing to be "1 B1 02" on a single line.

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-000138 NICHOLAS COUNTY



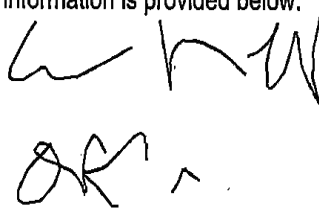
**UNITED STATES
POSTAL SERVICE**

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 2707 58. 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-000138 NICHOLAS COUNTY



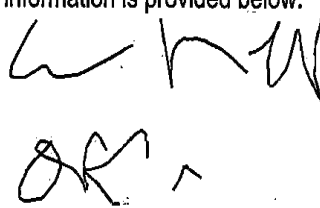
**UNITED STATES
POSTAL SERVICE.**

Date Produced: 07/22/2024

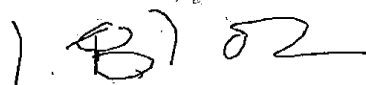
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2711 37. 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-000138 NICHOLAS COUNTY



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 5849 92. Our records indicate that this item was delivered on 12/14/2024 at 11:45 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jon & Har Annett
Jon & Har Annett

Address of Recipient :

18102 Scheun
Tr

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000138 NICHOLAS COUNTY



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 5836 67. 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

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-000138 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 5848 48. 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

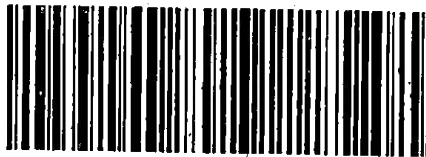
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-000138 NICHOLAS COUNTY

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 0110 23

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068

US POSTAGE PITNEY BOWES



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

NOV 2 '23 PM 10:59

NIXIE 250 FE 1 0010/31/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305000999 *1171-04735-25-39



25305-406899

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 0110 16

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

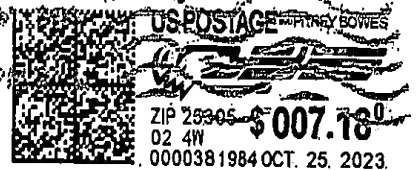
WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068

NIXIE 250 FE 1 0010/31/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

253050021

BC: 25305002139 *1171-04738-25-39

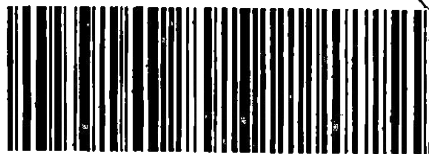


23 NOV 2 11:01

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 0112 07

US POSTAGE PAID BY ADDRESSEE



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

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT
603 ODELL TOWN RD
NETTIE, WV 26681

NOV 2 '23 10:59

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305000999 *1871-11690-25-39



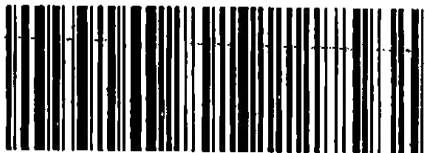
25305-0009
26681-407003

CERTIFIED MAIL™

CHARLESTON WV 25305

3:23PM 31

USPS CERTIFIED MAIL



9414 8091 0924 9001 0110 47

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

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096

US POSTAGE PATNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
Q000381984 OCT. 25. 2023

NOV 2 '23 AM 10:59

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 25305002139 *1871-11887-25-39



25305-0021
26676-0096

CERTIFIED MAIL™

CHARLESTON WV 25305

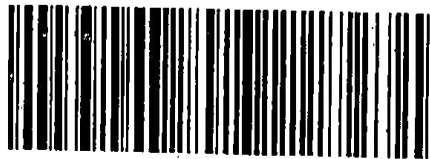
NOV 23 PM 2 L

US POSTAGE™ PITNEY BOWES



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 0110 30

NOV 2'23 AM 10:53

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

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN
BOX 96
LEIVASY, WV 26676

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 25305000999 *1171-04634-25-39

25305000999
26676-009896





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

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
603 ODELL TOWN RD
NETTIE, WV 26681

NOV 8 '22 AM 10:40

NIXIE 250 DE 1 0010/31/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 25305000999 *0271-03132-25-38

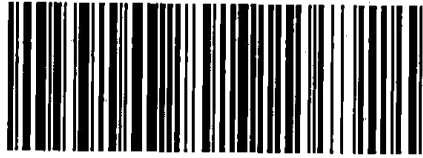


VAC

VAC
253050009

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 5836 67



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[C06C086D-26A6-4410-843F7676E5B77C41][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-000138
HERBERT GWIN
603 ODELL TOWN RD
NETTIE, WV 26681

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

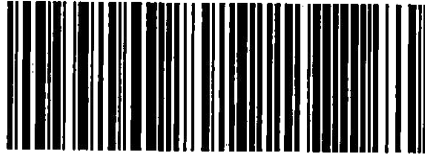
****Please be advised you cannot change the name of the individual being served nor can you serve a PO Box by Personal Service****

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 5848 48



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138
WANDA MAE GWINN
603 ODELL TOWN RD
NETTIE, WV 26681

Dear Purchaser:

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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

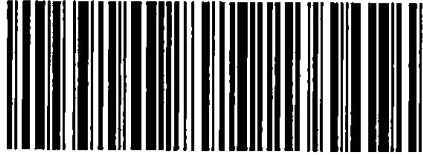
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PO Box by Personal Service****

Personal Service ☐

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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 5849 92



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138
WANDA MAE GWINN C/O MELANIE COMBS
603 ODELL TOWN RD
NETTIE, WV 26681

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.

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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

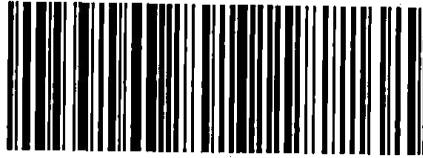
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PO Box by Personal Service****

Personal Service ☐

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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 02



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

[C06C086D-26A6-4410-843F7676E5B77C41][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-000138
WANDA MAE GWINN C/O MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068

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.

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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

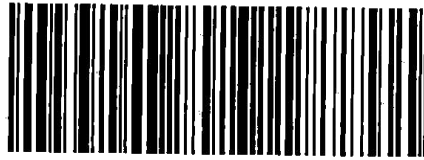
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Personal Service ☐

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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 2707 10



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138
HERBERT GWIN
BOX 96
LEIVASY, WV 26676

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.

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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

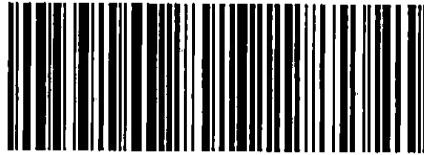
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Personal Service ☐

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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 2707 58



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138
WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068

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

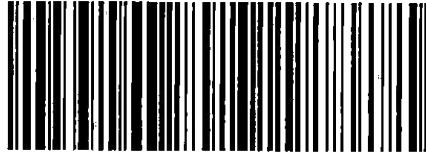
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

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 2711 37



(2022-C-000138 - NICHOLAS COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138
HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096

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: \$134.48

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-000138

County: NICHOLAS

JUL 22 '24 AM 11:10

Legal Description: .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK

Map: 34 Parcel: 0061 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"/>
WANDA MAE GWINN 603 ODELL TOWN RD NETTIE, WV 26681 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"/>
WANDA MAE GWINN C/O MELANIE COMBS 603 ODELL TOWN RD NETTIE, WV 26681 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"/>
HERBERT GWIN 603 ODELL TOWN RD NETTIE, WV 26681 USA						

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 25313; NOTICE TO REDEEM (2022-C-000138-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

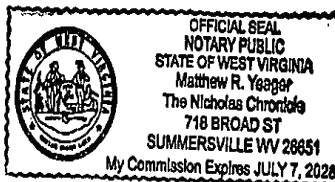
Fee for publication:

1,022 words @12¢ per word, \$122.64 for the first publication; 75 percent of first publication (\$183.96) for all subsequent publications; for a total cost of \$306.60.

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.

Legal Notices

NOTICE TO REDEEM

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, OCCUPANT, IRS, ATIN: 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 34 PARCEL 0061 0000 0000

You will take notice that NICHOLAS COUNTY-WVTA LLC, the purchaser of the following real estate, Cert No. 2022-C-000138, located in KENTUCKY District, .80-127 SQ RDS-188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE, 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 - 16572	\$334.55
---	----------

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

Subsequent of taxes paid on the property, with interest to for tax year 2022-16846.	\$248.43
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Additional taxes with interest	\$0.00
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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	\$911.37
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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.	\$1,705.95
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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 3t



2022-C-138

Nicholas

State of West Virginia

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

John B. McCuskey

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

Toll Free: (888) 509-6568
Telephone: (304) 558-2262
Fax: (304) 558-4156
www.wvsao.gov

RECEIVED
SEP 16 2024

Personal Process Division

Dear Sheriff,

#00253

Attached you shall find one original and one copy of a notice to be served on the attached name listed on the notice to redeem letter. Please be aware the address to be served is located below the certification/county & certificate of sale number. Prior to failure, please post on premises.

Please return copy of the documents which would need to include if it was served or was a non-serve. In addition, please include an invoice that would include our certification/county & certificate of sale number to the following address listed below:

WV State Auditor's Office,
1900 Kanawha Blvd. East, Bldg., #1, Room W-114
Charleston, WV 25305.

State of West Virginia }
County of Nicholas } To-Wit:
The within named Wanda Mae Goshun
is not found in my Bailiwick.
This 12 day of September, 20 24
WF Rollyson Jr
Sheriff of Nicholas County, West Virginia
By 35 ODEL
His Deputy

Thanks in advance for your cooperation in this matter.

Respectfully,

House is Empty
Postcard on Property

G. Russell Rollyson Jr.
Deputy State Auditor

SEP 18 '24 AM 10:36

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



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)
WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

[C06C086D-26A6-4410-843F7676E5B77C41][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-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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-000138-NICHOLAS COUNTY- WVTA LLC)

WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000138** , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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 - 16572 .	\$357.43
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-16846 .	\$265.77
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.	\$978.52
Additional Statutory Fees with Interest.	\$138.51
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,956.23

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-000138-NICHOLAS COUNTY-WVTA LLC)
WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

{C06C086D-26A6-4410-843F7676E5B77C41}[NTR LETTER]

SEP 18 '24 at 10:36

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



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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.

SEP 18 '24 AM 10:36

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



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

WANDA MAE GWINN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,956.23

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.

SEP 18 '24 AM 10:36

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



State of West Virginia

John B. McCuskey

State Auditor and
Commissioner of Delinquent
and Nonentered Lands

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

Toll Free: (888) 509-6568
Telephone: (304) 558-2262
Fax: (304) 558-4156
www.wvsao.gov

RECEIVED

SEP 13 2024

Personal Process Division

#00252

Dear Sheriff,

Attached you shall find one original and one copy of a notice to be served on the attached name listed on the notice to redeem letter. Please be aware the address to be served is located below the certification/county & certificate of sale number. Prior to failure, please post on premises.

Please return copy of the documents which would need to include if it was served or was a non-serve. In addition, please include an invoice that would include our certification/county & certificate of sale number to the following address listed below:

WV State Auditor's Office,
1900 Kanawha Blvd. East, Bldg., #1, Room W-114
Charleston, WV 25305.

State of West Virginia }
County of Nicholas } To-Wit:
The within named Wanda Mae Gustin
is not found in my Bailiwick.
This 12 day of September, 2024
W.F. Rollyson Jr.
Sheriff of Nicholas County, West Virginia
By SS. O'Neil
His Deputy

Thanks in advance for your cooperation in this matter.

Respectfully,

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.
Deputy State Auditor

SEP 18 '24 AM 10:36

House is Empty
Posted as 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-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

C06C086D-26A6-4410-843F7676E5B77C41}[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-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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-000138-NICHOLAS COUNTY- WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

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**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-000138-NICHOLAS COUNTY-WVTA LLC)
WANDA MAE GWINN C/O MELANIE COMBS - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

{C06C086D-26A6-4410-843F7676E5B77C41}[NTR LETTER]

SEP 18 '24 AM 10:36

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



(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

WANDA MAE GWINN C/O MELANIE COMBS - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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.

SEP 18 '24 AM 10:36

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



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

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603 ODELL TOWN RD
NETTIE, WV 26681

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

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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

SEP 18 '24 AM 10:36

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-000138-NICHOLAS COUNTY-WVTA LLC)
HERBERT GWIN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

C06C086D-26A6-4410-843F7676E5B77C41][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-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN, 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
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1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

HERBERT GWIN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

DISTRICT KENTUCKY MAP 34 PARCEL 0061 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000138** , located in KENTUCKY District, .80-127 SQ RDS--188 SQ FT SUR WTS HOMINY CK which was returned delinquent or nonentered in the name of GWINN WANDA MAE , 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 - 16572 .	\$357.43
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-16846 .	\$265.77
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.	\$978.52
Additional Statutory Fees with Interest.	\$138.51
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,956.23

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



2022-1-15
Nicholas

State of West Virginia

John B. McCuskey

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

State Auditor and
Commissioner of Delinquent
and Non-Entered Lands

Toll Free: (888) 509-6568
Telephone: (304) 558-2262
Fax: (304) 558-4156
www.wvsao.gov

Personal Process Division

Dear Sheriff,

Attached you shall find one original and one copy of a notice to be served on the attached name listed on the notice to redeem letter. Please be aware the address to be served is located below the certification/county & certificate of sale number. **Prior to failure, please post on premises.**

Please return copy of the documents which would need to include if it was served or was a non-serve. In addition, please include an invoice that would include our certification/county & certificate of sale number to the following address listed below:

WV State Auditor's Office,
1900 Kanawha Blvd. East, Bldg., #1, Room W-114
Charleston, WV 25305.

State of West Virginia }
County of Nicholas } To-Wit:
The within named Herbert Gwinn
is not found in my Balliwick.
This 12 day of September, 2024
WF Newley II
Sheriff of Nicholas County, West Virginia
By 35 ODell
His Deputy

Thanks in advance for your cooperation in this matter.

Respectfully,

House is Empty
Parked on Property

G. Russell Rollyson Jr.

G. Russell Rollyson Jr.
Deputy State Auditor

SEP 18 '24 AM 10:37

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

(2022-C-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

#00251



RECEIVED

SEP 13 2024

SEP 18 '24 10:37

{C06C086D-26A6-4410-843F7676E5B77C41}[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-000138-NICHOLAS COUNTY-WVTA LLC)

HERBERT GWIN - PERSONAL SERVICE
603 ODELL TOWN RD
NETTIE, WV 26681

To: WANDA MAE GWINN, WANDA MAE GWINN C/O MELANIE COMBS, HERBERT GWIN, HERBERT GWIN,
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.

SEP 18 '24 AM 10:37

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



(2022-C-000138-NICHOLAS COUNTY- WVTA LLC)

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603 ODELL TOWN RD.
NETTIE, WV 26681

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Additional taxes with interest.	\$0.00
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Given under my hand September 4, 2024

G. Russell Rollyson, Jr.

SEP 18 '24 AM 10:37

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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



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-138 / WANDA MAE GWINN
Notice by publications as been requested

Thanks,

DEC 28 '24 PM 1:55

RE: NICHOLAS COUNTY 2022-C-138

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: WANDA MAE GWINN (shown on auditors site, row)

WHEREAS WVTA LLC purchased the certificate of sale for NICHOLAS COUNTY 2022-C-138, delinquent in the name of GWINN WANDA MAE. Described as .80-127 SQ RDS-188 SQ FT SUR WTS HOMINY CK

WHEREAS WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficient deposit of funds. The names to be served included the following: HERBERT GWIN, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, OCCUPANT, WANDA MAE GWINN, WV STATE TAX DEPARTMENT

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

WANDA MAE GWINN
599 ODELL TOWN RD
NETTIE, WV 26681-4068
by Certified mail, by publication

WANDA MAE GWINN
[CO] MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068
by Certified mail, by publication

HERBERT GWIN
BOX 96
LEIVASY WV 26676
by Certified mail, by publication

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096
by Certified mail, by publication

Occupant
603 ODELL TOWN RD
NETTIE, WV 26681
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: WANDA MAE GWINN (shown on auditors site, NTR ID 2827/1

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon WANDA MAE GWINN . 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 WANDA MAE GWINN be served at 603 ODELL TOWN RD , NETTIE, WV 26681 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: WANDA MAE GWINN C/O MELANIE COMBS (shown on auditors site, NTR ID 2827/2

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon WANDA MAE GWINN C/O MELANIE COMBS . These efforts included but not limited to:

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Review of available public records

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

Having completed diligent research, WVTA LLC requested WANDA MAE GWINN C/O MELANIE COMBS be served at 603 ODELL TOWN RD , NETTIE, WV 26681 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

DEC 26 2024 PM 1:55

RE: HERBERT GWIN (shown on auditors site, NTR ID 2827/3)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon HERBERT GWIN . 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 HERBERT GWIN be served at 603 ODELL TOWN RD , NETTIE, WV 26681 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: HERBERT GWIN (shown on auditors site, NTR ID 2827/4)

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon HERBERT GWIN . 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 HERBERT GWIN be served at PO BOX 96 , LEIVASY WV 26676-0096 , 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 2827/2)

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

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Review of available public records

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Review of available public records

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

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



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

DEC 26 74 PM 1:55



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 WVSAO,

Enclosed please find the following affidavit:
NICHOLAS COUNTY 2022-C-138 / HERBERT GWIN
Notice by publications as been requested

Thanks,

DEC 26 74 PM 1955

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[CO] MELANIE COMBS
599 ODELL TOWN RD
NETTIE, WV 26681-4068
by Certified mail, by publication

HERBERT GWIN

~~BOX 96~~
LEIVASY WV 26676
by Certified mail, by publication

HERBERT GWIN
PO BOX 96
LEIVASY, WV 26676-0096
by Certified mail, by publication

Occupant
603 ODELL TOWN RD
NETTIE, WV 26681
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

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DEC 26 '24 PM 1:55

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RE: HERBERT GWIN (shown on auditors site, NTR ID 2827/4)

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

REC 26 24 PM 1-55