WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

This deed made this 20th day of November, 2024 by and between G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$13,000.00, 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 DAVIES MARGARET M; 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 Kanawha, bounded and described as follows:

The undersigned hereby declares that the consideration paid for the conveyance is \$13,000.00.

Certificate of Sale Number: 2022-C-001940 LTS 21-22 LAKE CHAWEVA, UNION DISTRICT

> OFFICIAL SEAL NOTARY PUBLIC

Witness the following signature:

G. Russell Rollyson, Jr.

Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Christal Perry, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson, Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 20th day of November, 2024, has acknowledge they same before me in said County.

Given under my hand this 20th day of November, 2024. My commission expires April 4, 2028,

Christal Perry

Notary Public

This instrument was prepared from a form by G. Russell Rollyson, Jr., Appointee of the Honorable John B. McCuskey, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

DEED 3219 177
Recorded In Above-Book and Pase
12/30/2024 08:42:42 AM
Vera J. McCormick

Counts Clerk Kanawha Counts: W

Deed Tax Recording Fee

152.00

CERTIFICATE OF CERTIFICATION NO: 2022-C- 001940

KANAWHA

COUNTY 25 UNION

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 25 22J 0004 0000 0000 ACCOUNT # 06990090

YR TICKET PERSON CHARGED WITH TAXES DESCRIPTION

2021 0000117446 DAVIES MARGARET M LTS 21-22 LAKE CHAWEVA

21 LAKESHORE DR

CHARLESTON WV 25312

DELINQUENT TAXES	654.60
INTEREST	49.09
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00
SUBSEQUENT TAXES	AMOUNT
200 000011000	660 00

2022 0000117323 663.87

TOTAL 1437.56

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

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

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

Certificate of Sale Number: KANAWHA COUNTY 2022-C-001940

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

McCuskey, Auditor of the State of West Virginia.

Property Description:

LTS 21-22 LAKE CHAWEVA

District:

UNION

Map:

22J

Parcel:

0004 0000 0000

Taxpayer:

DAVIES MARGARET M 21 LAKESHORE DR CHARLESTON, WV 25312

Surple	us \$11293.32
Amount D	ue \$1,706.68
Amount of B	id \$13,000.00
Courthouse Facility Improvement Fund	\$10.00
Auditor's Fee	\$110.00
Publication Fee	\$30.60
Certification Fee	\$25.50
Back Taxes:	\$0.00
Subsequent Taxes: 2022-117323 Taxpayer: DAVIES MARGARET M	\$702.73
Interest on Delinquent Taxes	\$54.16
Delinquent Taxes: 2021 - 117446	\$773.69

Purchaser:

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution.

The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September

15, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

[742C18DC-78E8-4724-82BA68D773A4AEBA][APPROVAL LETTER]

CEED 3219 180

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$338.55

Billing Name / Org	anization: WVTA LLC					
Address: 18102 SE	NECA TRL					
City / State / Zip :	MARLINTON, WV 24954					
Phone: 304-389-4	951 Alt. Phone:					-
Certification / Cert	ificate Number: 2022-C-0	01940				
County: KANAWH	A COUNTY			,)		
Legal Description:	LTS 21-22 LAKE CHAWEV	'A	•			
Map: 22J Parcel:	0004 0000 0000					
Name and addres	s of those to be notified					
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☑ ·		Ø				
MARGARET DAVIES 21 LAKE SHORE DE CHARLESTON, WV USA Certified Mail Only	25313-3505 Certified & Regular Mail	Publication ☑	Personal Service	Secretary of. State	Regular Mail Only to Occupant	Foreign Mail
MARGARET DAVIE: 301 DUNBAR AVE DUNBAR, WV 2506	5					
USA Certified Mail	Certified & Regular Mail	Publication	Personal	Secretary of	Regular Mail Only	Foreign Mail
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OCCUPANT 21 LAKÉ SHORE DE CROSS LANES, WA USA						
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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IRS, ATTN: ADVISO 7940 KENTUCKY D STOP 2850F FLORENCE, KY 410 USA		EIPTS				
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
	-	\square				Ö
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.

MICHAEL C. Doss

ATTORNEY AT LAW

921 TENTH AVENUE MARLINTON, WV 24954 TELEPHONE (304) 799-7119 FACSIMILE (304) 799-7118

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

RE: DAVIES MARGARET M

LTS 21-22 LAKE CHAWEVA UNION District Kanawha County, West Virginia

Republication of the second

Certificate No. 2022-C-001940 CIN CTS-20-2022-1940

Dear Oak Hall,

Pursuant to your request I have examined the index records in the Office of the Clerk of the County Commission of Kanawha County, West Virginia, for the purpose of identifying any and all persons or entities who may have the right to redeem the above reference certificate.

Attached are the notes for the documents examined as a result of the county index.

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

Milas Ulma

Michael C Doss STATE BAR NO. 4642

Di25783

JUL 14'23 PM12:23



TITLE WORKSHEET

Kanawha County - 20

Name(s) <u>DAVIES MARGARET M</u> Description <u>LTS 21-22 LAKE</u>
<u>CHAWEVA</u> UNION Dist (25) Map <u>022J</u> Parcel <u>0004</u> Sub <u>0000</u>

TITLE WORK CODE: CTS-20-2022-1940
PUT ON ALL ADDITIONAL PAGES

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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 9000 9785 63



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)
CHARLESTON GAZETTE/DAILY MAIL SHERYL THOMAS LEGALS
1001 VIRGINIA STREET EAST
CHARLESTON, WV 25301

742C18DC-78E8-4724-82BA68D773A4AEBA}[NTR LETTER]

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

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

CHARLESTON GAZETTE/DAILY MAIL SHERYL THOMAS LEGALS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301

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



(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

CHARLESTON GAZETTE/DAILY MAIL SHERYL THOMAS LEGALS 1001 VIRGINIA STREET EAST CHARLESTON, WV 25301

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 117446 .	\$905.22
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 2022-117323.	\$769.94
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.	\$905.48
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,792.24
You may redeem at any time before March 3, 2024, by paying the above total less any	

unearned interest.

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA County, State of West Virginia

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

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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)
OCCUPANT - REGULAR MAIL
21 LAKE SHORE DR
CROSS LANES, WV 25313

742C18DC-78E8-4724-82BA68D773A4AEBA}[NTR LETTER]

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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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL 21 LAKE SHORE DR CROSS LANES, WV 25313

To: MARGARET DAVIES, MARGARET DAVIES, MARGARET DAVIES, 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.

OCCUPANT - REGULAR MAIL 21 LAKE SHORE DR CROSS LANES, WV 25313

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Given under my hand October 5, 2023

unearned interest.

G. Russell Rollyson, Ir.

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

You may redeem at any time before March 3, 2024 by paying the above total less any

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

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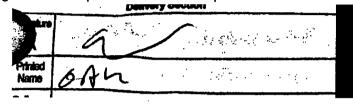


Date Produced: 07/22/2024

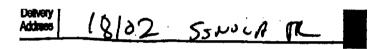
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2678 64. Our records indicate that this item was delivered on 07/15/2024 at 03:03 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



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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.

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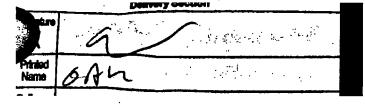


Date Produced: 07/22/2024

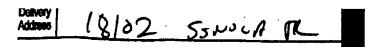
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Customer Reference Number:

2022-C-001940 KANAWHA COUNTY

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

OCCUPANT 21 LAKE SHORE DR CROSS LANES, WV 25313

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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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

OCCUPANT 21 LAKE SHORE DR CROSS LANES, WV 25313

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(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

OCCUPANT 21 LAKE SHORE DR CROSS LANES, WV 25313

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DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Given under my hand October 5, 2023



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

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



Date Produced: 11/13/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9689 84. Our records indicate that this item was delivered on 11/06/2023 at 05:58 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:

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Address of Recipient:

Address 1900 Kanawha BluD

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:

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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 9000 9716 56

(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR CHARLESTON, WV 25313-3505

742C18DC-78E8-4724-82BA68D773A4AEBA}[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-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR CHARLESTON, WV 25313-3505

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(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR . CHARLESTON, WV 25313-3505

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DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Given under my hand October 5, 2023

G. Russell Rollyson, Ir.

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G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA County, State of West Virginia

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West Virginia State Auditor's Office, County Collections
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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568

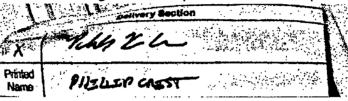


Date Produced: 11/13/2023

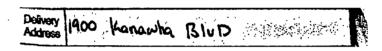
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9716 56. Our records indicate that this item was delivered on 11/06/2023 at 05:58 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:



Address of Recipient:



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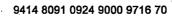
Sincerely, United States Postal Service

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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**





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(2022-C-001940-KANAWHA COUNTY-WVTA LLC) MARGARET DAVIES

21 LAKE SHORE DR CROSS LANES, WV 25313-3505

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DEED 3219 201

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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR CROSS LANES, WV 25313-3505

To: MARGARET DAVIES, MARGARET DAVIES, MARGARET DAVIES, 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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(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR CROSS LANES, WV 25313-3505

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No.** 2022-C-001940, located in UNION District, LTS 21-22 LAKE CHAWEVA which was returned delinquent or nonentered in the name of DAVIES MARGARET M, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 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 - 117446.	\$905.22
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 2022-117323.	\$769.94
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.	\$905.48
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,792.24

You may redeem at any time before March 3, 2024 by paying the above total less any unearned interest.

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

> Please return this letter and payment to the West Virginia State Auditor's Office, County Collections **Division 1900 Kanawha Boulevard East Building 1, Room W-114** Charleston, West Virginia 25305

യ്യ്യ് 6568 പ്രകാര അന്ത്രിയുന്ന പേര്യ്യ് പ്രകാര Questions, please call./1-888-509-6568 ഒരു പ്രകാരം വരുന്ന വരുന്ന വരുന്നു. വരുന്ന വരുന്നു വരുന്



Date Produced: 11/13/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9716 70. Our records indicate that this item was delivered on 11/06/2023 at 05:58 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient:

Printed PIZLER CASSY

Address of Recipient:

Delivery 1900 Kanawha BluD

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

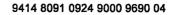
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number:

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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**







(2022-C-001940-KANAWHA COUNTY-WVTA LLC) WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

742C18DC-78E8-4724-82BA68D773A4AEBA][NTR LETTER]

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



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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

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

(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT PO BOX 229 CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA County, State of West Virginia

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

DEED 3219 20

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You may redeem at any time before March 3, 2024 by paying the above total less any



Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9690 04. Our records indicate that this item was delivered on 10/10/2023 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature	of R	Recipie	nt :
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Address of Recipient:

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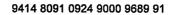
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS

7940 KENTUCKY DRIVE

**STOP 2850F** 

FLORENCE, KY 41042

742C18DC-78E8-4724-82BA68D773A4AEBA}[NTR LETTER]

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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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

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

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

(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

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# G. Russell Rollyson, Jr.

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

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

DEED 3219 21



Date Produced: 10/16/2023

## STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9689 91. Our records indicate that this item was delivered on 10/10/2023 at 01:40 p.m. in FLORENCE, KY 41042. The scanned image_of the recipient information is provided below.

Signature of Recipient:

DANT W STING

Address of Recipient:

7940 Kentucky Drive Florence, KY 41042

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

Sincerely, United States Postal Service

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

Customer Reference Number:

2022-C-001940 KANAWHA

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 9000 9716 63

(2022-C-001940-KANAWHA COUNTY-WVTA LLC) MARGARET DAVIES

301 DUNBAR AVE DUNBAR, WV 25064-3207

742C18DC-78E8-4724-82BA68D773A4AEBA}[NTR LETTER]

Lucsums) please call hear-bis-cold......

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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES 301 DUNBAR AVE DUNBAR, WV 25064-3207

To: MARGARET DAVIES, MARGARET DAVIES, MARGARET DAVIES, 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-001940-KANAWHA COUNTY- WVTA LLC)

MARGARET DAVIES 301 DUNBAR AVE DUNBAR, WV 25064-3207

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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
Charleston, Please call 1-888-509-6568

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

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

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MARGARET DAVIES 301 DUNBAR AVE

DUNBAR, WV 25064-3207

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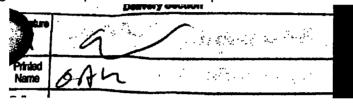


Date Produced: 07/22/2024

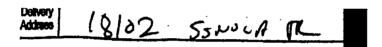
#### STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2664 30. Our records indicate that this item was delivered on 07/15/2024 at 03:03 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:

West Virginia State Auditor's Office County Collections Division

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

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES 21 LAKE SHORE DR **CROSS LANES, WV 25313-3505** 

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



**USPS CERTIFIED MAIL** 

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(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

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USPS CERTIFIED MAIL

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

West Virginia State Auditor's
Office County Collections Division -

(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

21 LAKE SHORE DR MARGARET DAVIES

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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 2679 63



(2022-C-001940 - KANAWHA COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 07/11/2024

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2022-C-001940 MARGARET DAVIES 21 LAKE SHORE DR CHARLESTON, WV 25313-3505

#### 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 \$134.36 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 <a href="https://www.wvsao.gov/CountyCollections/Default#NTRCalculator">https://www.wvsao.gov/CountyCollections/Default#NTRCalculator</a> 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.

# DEED 3218 222

# 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 PO Box	e name of the individual being served nor can you serve a 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 2678 64



(2022-C-001940 - KANAWHA COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 07/11/2024

WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954

> RE: KANAWHA COUNTY 2022-C-001940 MARGARET DAVIES 301 DUNBAR AVE DUNBAR, WV 25064-3207

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Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

# DEED 3212 225

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



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

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3219

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 2664 30



(2022-C-001940 - KANAWHA COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 07/11/2024

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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 \$134.36 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 <a href="https://www.wvsao.gov/CountyCollections/Default#NTRCalculator">https://www.wvsao.gov/CountyCollections/Default#NTRCalculator</a> 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.

# 0000 0010 NAO

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



Purchaser(s) Name & Address	1
,	
Telephone Number:	
Certificate Number:	County:
Legal Description:	•
Name and address of those to be notified	•
	e name of the individual being served nor can you serve a 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.

Kanawha 2022-C-1940

#### Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

**COUNTY OF Kanawha, TO-WIT** 

I Kirsten Steffen, Classified Advertising

8Z:TTW/8Z.8 nnw Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

as aforesaid was \$ 232.64

Commencing On: 10/20/2023

Ending On: 11/03/2023

Given under my hand this day 11/03/2023

Sworn to and subscribed before me 11/03/2023 at Charleston, Kapawha County, West Virginia

Notary Public, State of West Verginia

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

MY COMMISSION EXPIRES: 2/14/2027

Michen Steffen

#### NOTICE TO REDEEM

CERT NO. 2022-C-001940 KANAWHA COUNTY WYTA LLC

To: MARGARET DAVIES, MARGARET DAVIES, MARGARET DAVIES, OCOUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, W'
STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienbolders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

MON 8.53 WIT:55

DISTRICT KYLE

MAP 40

PARCEL UNION 22J 0004 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, Certification C.E.R.T. N.O.. 2022-C-001940, located in UNION DISTRCT, LTS 21-22 LAKE CHAWEVA which was returned delinquent or nonentered in the name of DAVIES MARGARET M, and was sold by the deputy commissioner of delinquent and nonentered lands of Kanawha County at the sale for the delinquent taxes on MAY 18, 2023. WVTA LLC request that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due of the date of the certification, with interest, for tax year ticket number 2021- 117446, \$905.22

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

Subsequent of taxes paid on the property, with interest to for tax year 2022-117323 \$769,94

Additional taxes with interest \$0.00

Auditor's Certification, Publication, and Redemption fees plus interAdditional taxes with interest \$0,00

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

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest \$905.48

Additional Statutory Fees with Interest \$0.00

Total amount due and payable to WV State Auditor cashier check, money order, certified or personal check \$2792.24

VOV 8 '23 HIT : 27

You may redeem at any time before March 3, 2024 by paying the above total less any uneamed interest. Given under my hand October 5, 2023 G. Russell Rollyson, Jr.

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

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

LC-161898 10-20,27/11-03;2023

Company of the Comp	•	Logal Hotice	Legal Robics	Logal Hotic	egal Notice	ogal flatice	egal flotice	egal flotien	or at Hepter
## 12 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1		Court to represent you'll	CHUSTES E NOTES	\$905.22	Map Book 24 at page 94:	or parties that may have	needed to redeem on or before March 3, 2024	You may redeem at any time before March 3,	RECEIPTS WY STATE
Company			Prosecucing Attorney Dv: Sam March	interest, and charges due on the date of the				above total less any	
Company		you may lose all rights	Assistant Proceduring Attorney	certification for trotet number \$0.00	Structe on the waters of Coal River, Jefferson	WIE .	tires and charges due	Given under my hand October 5, 2023	signs, at known hers,
Company			tor Karanda County, West Vyginia	1	District, Kantonia Coun- ly, West Vegine and	1	est, for tay year total		fors, fourtaines, admin- istrators, beneatours,
Company	•	Acril Commer	1027/1103-2023	with interest to for tex	bounded and described	BIG SANOY	5789.00 2023 - 28568.	G. Russen Rullyson Jr. Deputy Commissioner	Anns in unavised in
Miles		Assistant Prosecuting Attorney			OCC88885 14 154 1111		Back tan Sciets, with	entered Lends of KANA-	property, and other per-
Section 1997  Se	•	10162389	KANAWHA COUNTY,		Common comer of Lets	er of the following real	due on the date of the certification for ticket	LIGHT ANDUM	
## ACT THE SZ, 8 AD STATE AND STATE		MOTION OF PROJECT		Auditor's Certification.	map embed. WAO	C E R T N O	Channel of the	and payment to the	DISTRICT
## ACT THE SZ, 8 AD STATE AND STATE		DUALIFICATIONS		demotion fees plus inter- est \$211.60	mat, hc., made by Charles O. Genera, Eng-	TITO IN BIG SANDY DISTRICT, 564/100A	paid on the property,	tar's Office, County Col- lections Division 1900	
## ACT THE SZ, 8 AD STATE AND STATE	•		VERGERA Performer		neer, dated line 8, 1967, Revised Novem	SURT WIS EIG SNADY CREEK which was re-	75av 2022- 28363 5655.60	Kanawha Boulevard Eest Building 1, Room W-114	
## ACT THE SZ, 8 AD STATE AND STATE		Engineering and Construction		redeem, publication,	Hay 31, 1972 and of	nonentered in the name	Additional taxes with	12 26 305 WOLL AND	CORP EAST
2. TIME SC. 80 A. S.	•		\$2,116 (TWO THOU	Lary of State with inter- est \$905.48	the Clink of the County Commission of Kanasha	end was sold by the deputy commissioner of	Arctor's Certification		V
## 1964 A. C. A. C	•			Additional Statutory	County, West Viethis	detactient and nonen- tered lands of Konsens	Publication, and Re- demption tees plus later-	LC161890 1020,27/11-03:2023	er of the following real
## 1964 A. C. A. C	•	fiction is hereby given but the City of Margan	I Carrory		pipe; theree S. 64° 13'	the defination lates on		1	CERTONES IOCA
LECTION ST. 19 ACT	•	consultantial to provide	wha County Sherill	payable to WV State Auditor castrer check,	pape in the rear lane of Lot No. 99 of said	LLC request that you be notified a deed for such		2022 C 000001	TED IN CHARLESTON EAST CORP DISTRICT,
LECTION ST. 19 ACT		Architectural Engineer-	S2,116 from a Missan Afters (Two Thousand	or personal check	the rear lines of said	on or after March 4,	personal service, Secre-	J WYTALLC	ST 1413 which was
LECTION ST. 19 ACT		Administration Services for amount development	and Sixteen Dollars), that was partied in the	You may redeem at any	2" 14" E, to the place of beetruins, containing	law, unless before that		TO: SAMUEL BAYS, THE SANTARY BOARD, CITY	norentried in the name
LECTION ST. 19 ACT		town Municipal Airport, The consultant would be	524 Campbel's Creek	One before March 3, 2024 by paying the	1,510 source teet and being designated as	estate. The amount neo-		OHALOTTE TAYLOR	and was sold by the deputy commissioner of
LECTION ST. 19 ACT		the Day's Engineer of Record for airport	The money seved con-	ches under my bood	tain map entated "Prop-	before Burth 3, 2024	physics to W State	OCCUPANT, RS. ATTN.	tered linds of Kanasha
2. TIME SC 18 AM 19 Company of the c		fre Year period.	furnished or interiord to be furnished. In violation of	October 5, 2023 G. Russell Rollyson, Jr.	Inc. Resig Parcets A. B. and C. near the City of		money order, certained or personal check	TED RECEPTS, WY	the detendent tares on
## Company of the com			Chapter LOA by any		St. Albans, shutted on the Water of Coal River,	o he date of he		devisees, creditors, rep	LLC request that you be noticed a deed for such
## Company of the com		ins contract must sub-	controlled substance and/or proceeds traces	of Demosent and Non- entered Lands of KAVA-	who County, West Virgo	est, for the year ticket	the before March 3,	SOTE, ASSIGNS, AT KNOWN	on or after Alarch 4,
## Common and the com		and expertise, and mis-	charge, and/or moneys	WHA County, State of West Vegnis		1		sensitors, fiductories, aramnistrators, benhold-	day you redeem such
Company of the property of t	ITITIUM OF A	The Morgantorm Munici	been used, or which are intended to be used to	Floase return this letter	1976, a copy of said	Morett. and charges	October 5, 2023	ded interest in the date.	real estate. The emount needed to redeem on or
Company of the property of t	Frith SC B VO	Section landing through	lacitate any violation of West Vernia Code,	West Virginia State Auditor's Office, County Col-	cord in the storesaid	certrication for boliet	C. Distail Problems to	or parties that may have	will be as lollows:
Company of the property of t		such, at FAA standards, guidelines, contract	town of the State of West Wights. The Co-	Renaves Bullevard East	J0J,	A	of Decorror and Non-	part bushouts.	Amount each to the lares and drawers due
GENERAL COLORS AND		provisions, and evolution criteria will apply.	rency was found in the possession of Carolin	Charleston, West Virgin-	And being the same property converted serio	with interest to for teri	West Wrotein	DISTRICT KYLE	confication, with him-
GENERAL COLORS AND		automissions will be accepted no later than literature 21st 2022	eship of the said Cur-	Questions please cat 1658:509-6565	Robert Harper from Lar- ry Blankensho, by deed		Presse return this letter		55321.03 14190
GENERAL COLORS AND		el Join by the Arport Ovector's Office. The	West Vegets has face a Forfeitore Petition	LC-161638 10-20-27/11-03-2027	recorded in the Office of		West Virginia State Acci-	PARCEL CHARLESTON MOOTH	Back lax deserts, with
GENERAL COLORS AND		City of Margarithm reserves the rapid to	Grant Court of Karo	HOTICE OF	Commission of Kangeto County, West Virginia in	Auditors Confession, Publication, and	Sections Division 1900 Kanasha Boulevard Eart	82 0126 0000 0000	on the day of the certification for links
GENERAL COLORS AND			u to \$2,116 (two those	The Favette Institute of	Page 460.	Redemption free plus Interest \$166.60	Building 1, Room YF114 Charleston, West Virgin		
GENERAL COLORS AND		Please visit the website	Socren Doters), in the led States Currency, to	Technology, 300 West Oylor Avenue, Oak Hit		Arrest paid for Edu	Ouncions phone cel	er of the lottomer real	paid on the property.
GENERAL COLORS AND		mm://morgantowner	title to ownership of the	WV, 25901 will accept soated bids until 6300	1) The property will be conveyed in an "AS 65"	personal gerelco.		Z022 C000001, 100.	54952.35 54952.35
SCHOOL CORP CORP CORP CORP CORP CORP CORP CORP		ds or email irreted	Virginia. A copy of said	14, 2023 on the pur-	Deed containing up was	नेकल्डा ३१००६.२३		MORTH CORP DISTRICT	Additional taxes with
CONTROLLED COUNTY OF THE PROPERTY OF THE PROPE			tained from the Karsa wha County Clerk's Cf.	Cater Engraver with rotary fixture and	pared, subject to the	Additional Statutory		PREFER BR 853 KW	Australia Cartellaria
Service (1)  Servi	•	01 11/E	a claim upon the above-	turne extracting sys-	property taxes, prior		2022 C000372 KANAWHA COUNTY	turned delinquent or nonentered in the name	Publication, and Redempoon tees plus
Service (C. 1)  The control of the c	•	CROUT COURT OF KANASHIA COUNTY,	Thousand, One Itss- dred, and Sottem Dol-	You may sall 304-459-2911 and	tions, enountrances,	Auston castler check.	WYTAILC	was sold by the deputy	
Service of the control of the contro		SLED! ADCRAIN	Currency, stud make a	leave a message for Gary Chapman if you	Ways, easements, cover narts, conveyances and	or personal check	AMANDA ENCHOS, AL-	quest and nonemered lands of Kananha Coun-	Examination, notice to
Section of the control of the contro		Ardee Stephane Abraham	on or before the passing	have any diestons. All bids should be	conditions of record in the Clerk's office or	Var may reduce at any	PANT, IRS, ATTN: ADVI- SORY CONSOLIDATED	description to the description was a second to the description of the description was a second to the description of the descri	personal service, Secretary of State with
ALTON DEF 11-02.  ALTON DEF 11		STATE OF WEST	publication of this legal publication. Any claim	the Fayette Institute of Technology, Altertion	property.	2024 by peying the	TAX DEPARTMENT, OF	reducts that you be	
THE THE PROPERTY OF THE PROPER		Peticoner	must clearly identity the claimant and the ad-	Gary - Chapmen, 300 frest Oyler Averse, Osa	2) The Porchaser shall be responsible for the	unvames interest.	creditors, representa-	On or after Murch 4	
THE THE PROPERTY OF THE PROPER		٧.	process can be served	must be sealed and	ares imposed by the	October 5, 2023	soms, all troom hers, currouns, conserva-	taw, unless before that	Payable to WV State
Scheel standard in the control of th		SAIS), TWO HESDRED	clarits shall be delivered to Sam Warsh, Assistant	on the outside of eme-		C Dated Debran b	istrators, Sembolders,	real estate. The amount needed to redeem on or	money order, corolled or personal check
Convey Strategy of the			301 Vrgma Street	nesday, Movember 15,	3) The Beneficiary and/or the Servicer of	Deputy Commissioner of Demouent and Hon-	having an undavided in- terest in the delinquent		511549,43
Control of the Contro		O/Achelle Saundors) Respondent,	6, 25301.	Institute of Technology.	Note reserve the right to	WHA County, Suite of	property, and other pur- bes that may have any	Amount equal to the	You may redeem at any time before March 3,
George 15-12, Ge		On March 6, 2023,	STATE OF WEST VIRGINA	The fayette institute of lectrology reserves the	pupogase.	N	properly.	o the date of the	store total less any uncarred express.
Service State General Landschape of the Control of		County Shortiff's Office seized 51,260 (One	KANAMA COUNTY	and/or at bids presen-	4) the frustre reserves the rest to contract	and payment to the West Verginia State Auch	DISTRICT KYLE		
The control of the co		Thousand, Two Hundred and Serty Dollars, in	DOWNINGS	10.162459			MAP 40	Dark for believe min.	G. Russell Rulyson, Jr.
The control of the co		from a Kia Screeto at the following for along at	Prosecuting Atturney	1101,03,08,2023		Building 1, Room W-114 Charleston, West Virgin	PARCEL CHARLESTON NORTH	interest, and changes due on the date of the	G. Russet Rollyson Jr. Deputy Commissioner
S. S. S. AGO. TO THORSE IN CONTROL CON		or near the 3500 Block of MacContile Ayonuc,	Asshunt Prosecutine Altorney	NOTICE OF TRUSTEE'S SALE	the Trustee.	ພວນຕ	30 001 0 0000 0000 COSS	mamber SO 00	of Desinquent and Hon- entired Lands of KANA
services fewered in formation of the control of the		is, \$1,260.00 fore	tor Keruraha County, West Veginia		5) The Invitee shall be under no duty to cause	(888,203,6298,	You will take notice that		
services fewered in formation of the control of the		and Sorty Dollars), in	IC162412	Beneficiary/Servicer's	any existing teners or person occupying the	LC:162451 1027/1103,10:2023	er of the loftmang real estate. Certification	year 2022- 26290	Please return this letter and payment to the
and in rectanged problems of the problems of t	•	constitutes money tu-	MOTICE TO REDEEM	to and by virtue of the		NOTICE TO REDEEM	2022 5000322 1920	Additional taxes with	tor's Otice, County
and in rectanged problems of the problems of t		West Vieta Code.	CERT NO.	Instea by the Doed of	belongings remaining at the property after the	2022 C000349	NORTH CORP DISTRICT	interest \$0.00	1900 Kenenta Bode- vard East Building 1,
and in rectanged problems of the problems of t	•	change for Hirtoin, Mrith- amphetamine and/or	MANAWAYA COUNTY WYTA ILC	2020, executed by Rot- en Harper to Stroken P.	deemed to constitute ARAMEDISATE PROPERTY	WYTA LLC	SMOUDER PROPERTY GARRISON AVE WHICH	Publication, and Ro-	koom W-114 Charles- ton, West Verginia 25305
section of treat story.  The story of the st		such an exchange	TO: MARGARET DAVES.	cord in the Othice of the	OF ACCORDINGLY.	To: JOHN HISSON, PAT- RICIA HISSON, JOHNNY	or nonentered in the	est \$211.60	
section of treat story.  The story of the st		which have been used, or which are intended to	MARGARET CAVES OF	Commission of Kerusha County, West Vermia, in	6) The total purchase	RUTHERS ORD SHERET, JOHN HISSOM, PATRS	CRAIG P & AMARCA I	Examplesion, notice to	
and the Charles and the Charle		ne used to lacktate any violation of West Wypina	TED RECEPTS NY	476. Barry & Statush.	Instee by Cashes's	SOM, PATRICIA HIS-	some of defination and	personal service, Secre-	~
and the Charles and the Charle		and/or the laws of the State of West Wrinks	MENT, or heis at law,	Trustee by SUBSTITU-	days of the date of late,	PATRICIA HISSON, JOHN HISSON, PATRO	name County at the	esi 5960.66	
and the Charles and the Charle		sand, Iwo Hundred and	resentatives, successors, assertions, al known	ed September 23. 2023, of record in the	of \$2,000.00 payable to the Trustee by cash	PANT, FS. ATTN: 40%	WYTA LLC request that		CERT NO. 2022/C-000752
and the Charles and the Charle		States Contently was found in the possession	servators, bacciaries, edministraturs, benheus	4563, pl Page 725. The borrows delacted in	ler's check, cash or money order at the time	RECEIPTS WY STATE	for such real estate will be made on or after		WYALLC
and the Charles and the Charle		or on the person of Michello Saunders and	ers, coomers, other parties having an under	der the Note and Dend of Trust and the Trustre	Given under en hand	reus at law, deviseos. Creditors, representa-	march 4, 2024, as provided by law, unless	morey onto, certical	DE HINS REYNOLDS.
stated the Contact Coart frest lives in bring in the story of the Contact of the County of the Count		State of West Verthal	quest property, and oth- er parties that may have	nos been instructed to forectose under the Deed of Torres Account	this 12th day of Octo- ber, 2023,	signs, all known heirs,	redeem such real es-	\$2651.55	STATE OF WEST VINCES
The indicated of the property		Pettion wheren 4 has usked the Ortal Court	any retriest in the sub-	sety, the Inistre oil set the following descri	BALLY & GLOTHICK,	tors, fractures, admin- istrators, semboliers,	ded to redeem on or before March 3, 2024	time before March 3,	ATTN: ADATSORY CON-
Size and by red property of the property of th		Wast Marinia In Anti-	DISTRICT	ped property to the highest bidder at the	Pr	having an undwided in- terest in the delinoured	Anount equal to the	spove total less any unearned interest.	PUNT, or help at low, devices, creators and
Size and by red property of the property of th		\$1.260.00 (One Thousand, Jun Hundred and	MAP 4D	house of Kanawha Country, in Charleston, West	Member	property, and other par- tirs that may have only		October 5, 2023	resentatives, succes- sors, essigns, all known
Series Controlled to the control of		State Correct to the	1740N	Vrghia, on:			est for las year licket	Q. Russed Robyson Jr.	sers, guardians, con- servators, fiduciaries, administrators beneate
born to the August and the August an		and comercing of the \$1,260,00 (One Thor	222 00004 00000 00000				\$1036.18	Deputy Constissioner of Demours, and Non-	ers, coowners, other parties having an under
born to the August and the August an		Shey Dollard, in United	You will lake notice that	an account of the	VIV State Bar No. 5956	MAP 40	informi, and charges	NAVA County, State of	are interest in the delin- event property, and oth- er parties that man have
born to the August and the August an		State of West Vagnia, A	estate, Certification	land, together with the		CHARLESTON NORTH	CERTIFICATION FOR DOCUMENT	Please return this letter	any interest in the sub-
chain on said property tend shall of Manham Shallon now Laper fight of XV 691 Both 11, 13, 13, 13, 13, 13, 13, 13, 13, 13,		Petition can be externed from the Kommente Coun	2022 C001940 loca ted in Urcan DSTRICT.	and the accurtenances thereunto belonging, sit-	NOTICE TO REDEEM		Subsequent of times	West vernis State And-	DISTRICT
chain on said property tend shall of Manham Shallon now Laper fight of XV 691 Both 11, 13, 13, 13, 13, 13, 13, 13, 13, 13,		person having a claim	WEVA which was re-	trict, Keneada West Vir-	2023.C000018 CERT NO.	You will take notice that	with interest to for the	Renauto Boulevard East	
chain on said property tend shall of Manham Shallon now Laper fight of XV 691 Both 11, 13, 13, 13, 13, 13, 13, 13, 13, 13,		described \$1,260,00 fone Thousand, Two	o DAVES MARCARET	the desirant person	WATA LLC	er of the following real	51661.41	Charleston, West Virgo	PARCEL CHARLESTON
chain on said property tend shall of Manham Shallon now Laper fight of XV 691 Both 11, 13, 13, 13, 13, 13, 13, 13, 13, 13,		turd, in United States	creaty commissioner of	PARCEL ONE:	TO: MOX DYE, DAVID	SOZZ COODING CO	1 MAR 1550	Ourstions of see cal	MEST 0000 B 0290 0000 0000
DESCRIPTION OF SECURITY STATES AND DESCRIPTION OF S		chain on said property on or before the passing	County at the sale for	Sibate mar Lower Fats in Jefferson District, Ka-	SMALL SUSPATSS AD	NOTITH CORP DISTRICT	Additor's Confication. Publication, and Re-		
		ct 30 days from trisi publication of this legal	MAY 18, 2023, WYIA	namena County, West Ve-	MINISTRATION, JACK	toquent or popertured		NOTICE TO REDEEM	aria U.E. To purther or of the following red
		must dearly identity the	notified a deed for such	1981, NinetyNine (99)	VIRGINA BETTY DYE.	In the name of HISSOM	Amount paid for Tide	CERT NO.	2022 C000752, LOCA
		process can be served	on or after March 4, 2024, as provided by	of WMOBend Subdivi	ADMISORY CONSOLUA-	and was sold by the deputy commissioner of	personal service, Secre-	KANAWHA COUNTY	AU IN CHARLESTON ACST CORP DISTRICT.
		claims shall be delivered to Sam March Assisted	day you redeem such	thereof entities, Wido-	STATE TAX OFPART.	County at the sale for	est \$937.87	To: ANDREW JORDON,	RLISDALE PRESTON 51 2009 which was
		Prosecuting Attorney, 301 Vectoria Street	needed to redeem on or before March 3, 2024	mal, inc., Jefferson Drit, Kanzena County.	nevisees, creditors, rep	the delinated tister on MAY 16, 2023, WVIA	Additional Statutory Fees with interest \$0.00	DREW JORDON, OTTOG	eturned drienquest or ensentened in the name
		East, Charleston, West Wegins, 25301.	with be as follows:	W.Va., dated Ame 8, 1967, revised 11-367,	hers, guardans, con- sensators, liderialm	orbind a deed in orb	Total amount due and	COMPRISSIONER BE	A NELLY REPORTED HE and was sold by the deputy
		STATE OF IVEST VERGINA	toes and charges due	map being day of re-	administrators, bennoto era, commers, other	on or etter March 4, 2024, as provided by	Author cather check,	PUC UMITO BAX	went and nonentered ands of Kanawha Coun-
		FANAMA COURTY	est for tax year testel	Commission of Kenanda	ded storest in the delen-	day you recreas such	\$3847.06 Eneck	PART, RS. ATTN: AUM	refrought tates on MAY 16, 2023. TYVIA LLC
	•			and the region of the			'	CONTRACTO I	
			•						

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



(2022-C-001940-KANAWHA COUNTY-WVTA LLC) MARGARET DAVIES - PERSONAL SERVICE 21 LAKE SHORE DR CHARLESTON, WV 25313 West Virginia State Auditor's Office County Collections Division 1900 Kanawha Boulevard East Building 1 Room W-114 Charleston, West Virginia 25305



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)

MARGARET DAVIES - PERSONAL SERVICE 21 LAKE SHORE DR CHARLESTON, WV 25313

To: MARGARET DAVIES, MARGARET DAVIES, MARGARET DAVIES, 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.

EED 3219

(2022-C-001940-KANAWHA COUNTY- WVTA LLC)

MARGARET DAVIES - PERSONAL SERVICE 21 LAKE SHORE DR CHARLESTON, WV 25313

#### DISTRICT UNION MAP 22J PARCEL 0004 0000 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-001940 , located in UNION District, LTS 21-22 LAKE CHAWEVA which was returned delinquent or nonentered in the name of DAVIES MARGARET M , and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 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 - 117446.	\$951.64
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 2022-117323.	\$810.25
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.90
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$955.79
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to <b>WV State Auditor</b> - cashier check, money order, certified or personal check.	\$3,070.44

Given under my hand July 24, 2024

unearned interest.



G. Russell Rollyson Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of KANAWHA County, State of West Virginia

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

You may redeem at any time before September 30, 2024 by paying the above total less any

# DEED WALA SAN

#### **AFFIDAVIT OF NON-SERVICE**

#### State of West Virginia

**County of Kanawha** 

Case Number: 2022-C-1940

**WVTA LLC** 

Received by FALCON EXPRESS SERVICES, LLC to be served on Margaret Davies, 21 Lake Shore Dr., Charleston, WV 25313.

I, Samantha Bailey, being duly sworn, depose and say that on the 20th day of August, 2024 at 6:52 pm, I:

**NON-SERVED** the **CERTIFICATE OF SALE NOTICE** for the reason that I failed to find **Margaret Davies** or any information to allow further search. Read the comments below for further details.

Additional Information pertaining to this Service:

8/20/2024 6:52 pm .The current resident states Margaret is deceased.

Any and all physical description details are approximations.

I certify that I have no interest in the above action, am of legal age and have proper authority in the jurisdiction in which this service was made.

who is personally known to me.

NOTARY PUBLIC

My Commission Expires:

Samantha Bailey Process Server

FALCON EXPRESS SERVICES, LLC (843) 577-9696

Our Job Serial Number: FES-2024007215

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL
40 Venetian Court
Hodgestille, W2 SEAZZ
My Commission Expires 12-18-2027

SEP 28'24 M11:15

### West Virginia State Auditor's Office

### **Supplemental Notice to Redeem Form**

•		_			Ţ	otal Cost: \$135.16
Billing Name / Org	ganization: WVTA LLC					
Address: 18102 SI	ENECA TRL					
City / State / Zip :	MARLINTON, WV 24954				•	
Phone: 304-389-4	951 Alt. Phone:					
Certification / Cert	ificate Number: 2022-C-0	001940				. 5
County: KANAWH	IA .	•		ř		
Legal Description:	LTS 21-22 LAKE CHAWE	<b>/</b> A				
Map: 22J Parcel:	0004 0000 0000					
Name and address	ss of those to be notified	i				
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	/ Foreign Mail
			Ø			
MARGARET DAVIE 21 LAKE SHORE DE CHARLESTON, WV USA	R					
You must return personal process	this form along with you	ur letter and	remittance	. This form is	to be used for su	pplemental

JUL 18'24 an 11:01



Local

3047994440

Toll Free

Fax

8155502328

URL

10/03/24

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

OCT 4'24 AM11:17

Dear WVSAO;

Enclosed please find the following affidavit: KANAWHA COUNTY 2022-C-1940 Notice by publications as been requested

Thanks,

I, the undersigned, Susan (Allie) Callison attorney at law, hereby affirm under penalty of perjury, that:

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

WHEREAS WVTA LLC purchased the certificate of sale for KANAWHA COUNTY 2022-C-1940, delinquent in the name of DAVIES MARGARET M. Described as LTS 21-22 LAKE CHAWEVA

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

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

**MARGARET DAVIES** 21 LAKE SHORE DR **CHARLESTON, WV 25313-3505** by Certified mail, by publication

**MARGARET DAVIES** 301 DUNBAR AVE DUNBAR, WV 25064-3207 by Certified mail, by publication DCT 4"24 m11:17

MARGARET DAVIES 21 LAKE SHORE DR CROSS LANES, WV 25313-3505 by Certified mail, by publication

Occupant 21 LÅKE SHORE DR Cross Lanes, WV 25313 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: MARGARET DAVIES (shown on auditors site, NTR ID 1885/1

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MARGARET DAVIES. 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 MARGARET DAVIES be served at 21 LAKE SHORE DR, CHARLESTON, WV 25313 by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: MARGARET DAVIES (shown on auditors site, NTR ID 1885/2

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MARGARET DAVIES. 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 MARGARET DAVIES be served at 301 DUNBAR AVE, DUNBAR WV 25064-3207, by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

RE: MARGARET DAVIES (shown on auditors site, NTR ID 1885/3

Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon MARGARET DAVIES . 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 MARGARET DAVIES be served at 21 LAKE SHORE DR, CROSS LANES WV 25313-3505 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

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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, forethwith

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

Sate of West Virginia County of Pocahontas

Taken, sworn to, and ascribed to this the 3 day of 10, 2024

My commission expires:

OFFICIAL SEAL NOTARY PUBLIC STATE OF WEST VIRGINIA Jonathan David Annott Red Oak Realty 18102 Seneca.trl Marlinton WV 24954

OCT 4'24 MI11:17

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on and the same is admitted to record. DEC 3 0 2024

Teste: Texa & Me Counit Clerk