

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

Witness the following signature:

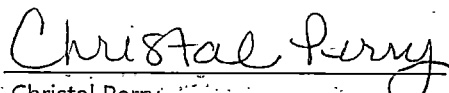
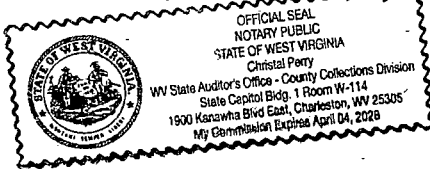


G. Russell Rollyson, Jr.
Appointee of the Honorable John B. McCuskey, State Auditor

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 Page
12/30/2024 08:42:42 AM
Vera J. McCormick
County Clerk
Kanawha County, WV
Deed Tax 71.50
Recording Fee 152.00
TOTAL 223.50

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
2022 0000117323	663.87

TOTAL	1437.56
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GIVEN UNDER MY HAND THIS DATE 10/31/2022.

SHERIFF, COUNTY OF KANAWHA

DEED 3219 178

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

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

Purchaser:

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 15, 2023, as stated in the handout that you received when registering to obtain a bid number. Please remember failure to meet these requirements shall cause you to lose all benefits of your purchase.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$338.55

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-001940

County: KANAWHA COUNTY

Legal Description: LTS 21-22 LAKE CHAWEVA

Map: 22J Parcel: 0004 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"/>

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

MARGARET DAVIES
301 DUNBAR AVE
DUNBAR, WV 25064-3207
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"/>

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

JUL 14 '23 PM12:23

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
21 LAKE SHORE DR
CROSS LANES, WV 25313
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.

JUL 14 '23 PM12:23

MICHAEL C. DOSS
ATTORNEY AT LAW

821 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

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.



Michael C Doss
STATE BAR NO. 4642



D125783

JUL 14 '23 PM12:23

DEED 3219 182

TITLE WORKSHEET



DI25782

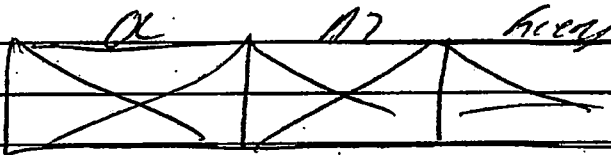
Kanawha County - 20

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

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

LANDBOOK 2015, 2016, 2017, 2018, 2019, 2020, 2021: DAVIES MARGARET M Book/Page: 1614 / 0516 Tax Class: 2

2/19/71 Margaret M Davies 113 1614/516 Robert W Davies

Davies, Margaret M. 

Margaret M Davies
301 Dunbar Avenue
Dunbar, WV 25064

2nd 351/646

Margaret M Davies
21 Lake Shore Drive
Cross Keys, WV ~~25064~~ 25313

2nd 3566/172

Stop 6/2/23 - 8:46 am

JUL 14 '23 PM 12:23

DEED 3219 183

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

DEED 3219 184

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)

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.

DEED 3219 185

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



DEED 3219 186

(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

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**

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-001940-KANAWHA COUNTY-WVTA LLC)

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

DEED 3219 187

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)

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.

DEED 3219 188

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

DEED 3219 189

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,792.24

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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**

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 2679 63. 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 :

Delivery Receipt	
Signature	
Printed Name	GAH

Address of Recipient :

Delivery Address	
Delivery Address	18102 SSMOIA PK

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

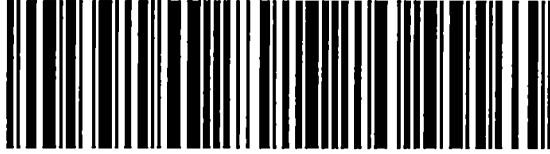
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2022-C-001940 KANAWHA COUNTY

DEED 3219 191

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 9689 84



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

OCCUPANT
21 LAKE SHORE DR
CROSS LANES, WV 25313

DEED 3219 192

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)

OCCUPANT
21 LAKE SHORE DR
CROSS LANES, WV 25313

DEED 3219 193

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)

OCCUPANT
21 LAKE SHORE DR
CROSS LANES, WV 25313

DEED 3219 194

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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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**

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 :

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

Address of Recipient :

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-001940 KANAWHA

DEED 3219 195

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

DEED 3219 196

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

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.

DEED 3219 197

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

REC 3219 198

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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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

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Division 1900 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



Date Produced: 11/13/2023

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 :

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

Address of Recipient :

Delivery Address	1900 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-001940 KANAWHA

DEED 3219 199

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 70



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

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

DEED 3219 200

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
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.

DEED 3219 201



00000000

DISTRICT KYLE MAP 40 PARCEL UNION 22J 0004 0000 0000

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 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 :

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

Address of Recipient :

Delivery Address	1900 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-001940 KANAWHA

CEED 3219 203

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 9690 04



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

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DEED 3219 204

[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)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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.

DEED 3219 205

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



DEED 3219 206

(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

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
Questions; please call 1-888-509-6568**

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 Recipient :

TAX section	
Signature	<i>Kathleen Masler</i>
Printed Name	<i>Kathleen Masler</i>

Address of Recipient :

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-001940 KANAWHA

DEED 3219 207

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 9689 91



(2022-C-001940-KANAWHA COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

DEED 3219 208

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)

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.

DEED 3219 209

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



DEED 3219 210

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

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

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:

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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

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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

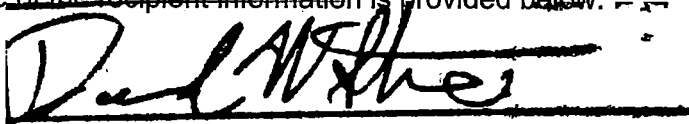
Questions, please call 1-888-509-6568

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 :


DAVID W. STONE

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

DEED 3219 211

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

DEED 3219 212

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
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.

DEED 3219 213

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

DEED 3219 214



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

MARGARET DAVIES
301 DUNBAR AVE
DUNBAR, WV 25064-3207

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.

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

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

Questions, please call 1-888-509-6568

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

(2022-C-001940-KANAWHA COUNTY-WVTA LLC)
MARGARET DAVIES
301 DUNBAR AVE
DUNBAR, WV 25064-3207

CERTIFIED MAIL™

CHARLESTON, WV 25305

5 OCT 2023 PM 2 1

USPS CERTIFIED MAIL



9414 8091 0924 9000 9716 63



US POSTAGE **PRIMEY BOWES**
ZIP 25305 \$ **007.18⁰**
02 4W
0000381984 OCT. 06. 2023

(Handwritten signature)

23 OCT 19 PM 11:09

251630-6329391

NIXIE 25350 10/17/2023
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

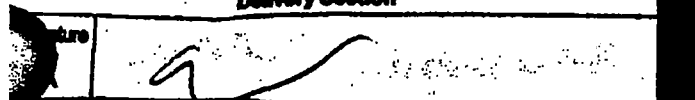


Date Produced: 07/22/2024

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 :

Signature	
Printed Name	DAW

Address of Recipient :

Delivery Address	18102 SMOCA PL
------------------	----------------

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 COUNTY

DEED 3219 216

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

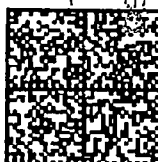
CERTIFIED MAIL™

USPS CERTIFIED MAIL



9414 8091 0924 9000 9716 70

CHARLESTON, WV 25305
6 OCT 2023 PM 1:14



US POSTAGE
PRIMEY BOWES
ZIP 25305 \$007.18⁰
02 4W
0000381984 OCT. 06. 2023

LN
10-10-23
2023 OCT 10 10:01

25305002139

NIXIE 250 DE 1 0011/02/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 25305002139 *1171-03872-06-38

CERTIFIED MAIL™

USPS CERTIFIED MAIL

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



9414 8091 0924 9000 9689 84



US POSTAGE
ZIP 25305 \$ 007.18⁰
02 4W
0000381984 OCT. 06. 2023

NOV 9 AM 10:31

LN-10
10-10-23

NIXIE

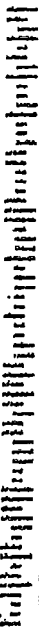
250 DE 1

0011/02/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: Z5305002139

*1171-01203-06-39



CERTIFIED MAIL™

CHARLESTON, WV 25305

OCT 23

USPS CERTIFIED MAIL



9414 8091 0924 9000 9716 56

US POSTAGE
ZIP 25305 \$007.18
02 4W
0000381984 OCT. 06. 2023
20 NOV 2 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-001940-KANAWHA COUNTY-WVTA LLC)

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

NIXIE

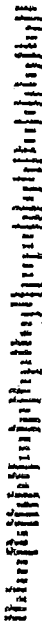
250 DE 1

0011/02/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305000999

*1171-03785-06-38



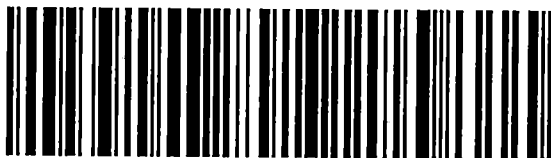
940092177223

25305000999

LN 10
10-10-23

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

DEED 3219 220

742C18DC-78E8-4724-82BA68D773A4AEBA}[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

07/11/2024

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 <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.

DEED 3219 221

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



DEED 3219 222

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 2678 64



(2022-C-001940 - KANAWHA COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

DEED 3219 223

742C18DC-78E8-4724-82BA68D773A4AEBA}[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
07/11/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

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

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 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 3219 224

**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****

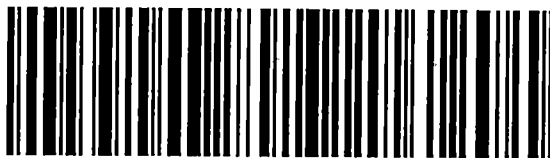
Personal Service ☐

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

DEED 3219 225

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

DEED 3219 226

742C18DC-78E8-4724-82BA68D773A4AEBA}[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

07/11/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-001940
MARGARET DAVIES
21 LAKE SHORE DR
CROSS LANES, 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 <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.

DEED 3219 227

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



DEED 3219 228

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.**

Ad Number 161898

Kanawha
2022-C-1940

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Kanawha, TO-WIT

I Kirsten Steffen, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

The cost of publishing said annexed advertisement

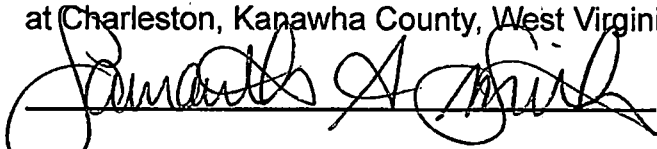
as aforesaid was \$ 232.64

Commencing On: 10/20/2023

Ending On: 11/03/2023

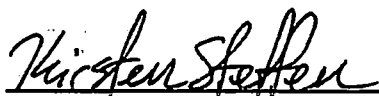
Given under my hand this day 11/03/2023

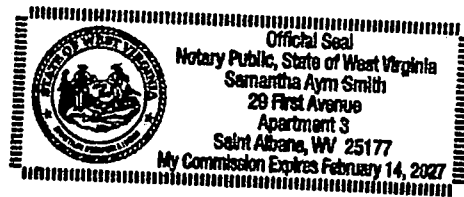
Sworn to and subscribed before me 11/03/2023
at Charleston, Kanawha County, West Virginia



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

MY COMMISSION EXPIRES: 2/14/2027





DEED 3219 229

NOTICE TO REDEEM

**CERT NO.
2022-C-001940
KANAWHA COUNTY
WVTA LLC**

To: MARGARET DAVIES,
MARGARET DAVIES,
MARGARET DAVIES, OC-
CUPANT, IRS, ATTN:
ADVISORY CONSOLIDA-
TED RECEIPTS, WV
STATE TAX DEPART-
MENT, or heirs at law,
devisees, creditors, rep-
resentatives, succes-
sors, assigns, all known
heirs, guardians, con-
servators, fiduciaries,
administrators, lienhold-
ers, co-owners, other
parties having an undiv-
ided interest in the delin-
quent property, and oth-
er parties that may have
any interest in the sub-
ject property.

**DISTRICT
KYLE**

MAP 40

**PARCEL
UNION
22J 0004 0000 0000**

You will take notice that
WVTA LLC, the purchas-
er of the following real
estate, Certification
C E R T I F I C A T I O N
2022-C-001940, loca-
ted in UNION DISTRICT,
LTS 21-22 LAKE CHA-
WEVA which was re-
turned delinquent or
nonentered in the name
of DAVIES MARGARET
M, and was sold by the
deputy commissioner of
delinquent and nonen-
tered 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
o the date of the
certification, with inter-
est, 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 Re-
demption fees plus inter-

NOV 8 2023 11:27

DEED 3219 230

Additional taxes with
interest \$0.00

Auditor's Certification,
Publication, and Re-
demption fees plus inter-
est \$211.60

Amount paid for Title
Examination, notice to
redeem, publication,
personal service, Secre-
tary of State with inter-
est \$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

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 Non-
entered Lands of KANA-
WHA County, State of
West Virginia

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

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

NOV 8 23 11:27

DEED 3219 231

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

DEED 3219 233

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 - 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.

DEED 3219 234

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



DEED 3219 235

(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 WV State Auditor - cashier check, money order, certified or personal check.	\$3,070.44

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

Given under my hand July 24, 2024

G. Russell Rollyson, Jr.

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

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

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.

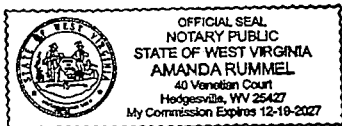
Any and all physical description details are approximations.

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.

Subscribed and Sworn to before me on the 2
day of sep, 24 by the affiant
who is personally known to me.

NOTARY PUBLIC

My Commission Expires: 12/19/27



Samantha Bailey
Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2024007215

SEP 23 '24 11:15



West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: \$135.16

Billing Name / Organization: WVTA LLC
Address: 18102 SENECA TRL
City / State / Zip : MARLINTON, WV 24954
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2022-C-001940
County: KANAWHA
Legal Description: LTS 21-22 LAKE CHAWEVA
Map: 22J Parcel: 0004 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"/>

MARGARET DAVIES
21 LAKE SHORE DR
CHARLESTON, WV 25313
USA

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

JUL 18'24AM11:01



18102 Seneca Trail
Marlinton, WV 24954

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 AM 11:17

DEED 3219 238

Dear WVSAO,

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

Thanks,

AFFIDAVIT

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

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

Occupant
21 LAKE 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 sufficiënt 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.

OCT 4 '24 AM 11:17

DEED 3219 239

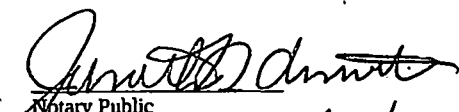
WHEREAS the certificate remaining unredeemed.

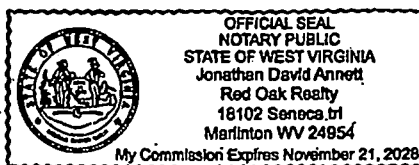
WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC having requested, paid for and causing notice by publication, hereby requests the deed be issued for to WVTA LLC, forthwith


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

State of West Virginia
County of Pocahontas

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


Notary Public
My commission expires: 11/21/28



OCT 4 '24 AM 11:17

DEED 3219 239 A

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

Teste: Dana L. McCormick Clerk
DEC 30 2024
