

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

This deed made this 2nd day of June, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$1,200.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2022-C-000592	VANCE JAMES E JR

Whereas, The State Auditor has caused the notice to redeem to be served on all persons required by law to be served on all persons required by law to be served therewith; and

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

Now, therefore, the grantor, for and in consideration of the premises and in pursuance of the statutes of Article 3, Chapter 11A of the West Virginia Code, doth grant unto WVTA LLC, grantee, his or her heirs and assigns forever, the real estate on which the tax lien(s) so purchased existed, situate in the county of Lincoln, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2022-C-000592	LOTS 10, 11, PT 9, 20 FT MIDKIFF	Laurel Hill District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,200.00.

Witness the following signature:

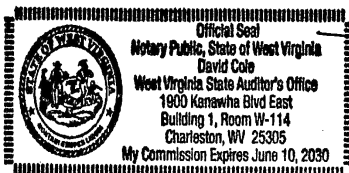


Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 2nd day of June, 2025, has acknowledged they same before me in said County.

Given under my hand this 2nd day of June, 2025. My commission expires June 10, 2030,



David Cole
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided Article 3, Section 59 of the Code of West Virginia.

Lincoln County
Kristy Scruggs, Clerk
Instrument 20250001351
06/06/2025 @ 10:45:37 AM
TAX DEED
Book 445 @ Page 224
Pages Recorded 60
Recording Cost \$
Transfer Tax \$
Adm Land Tax \$
112.00
8.25
3.30

1. The first part of the document is a list of the names of the persons who have been appointed to the various offices of the city government. The names are listed in alphabetical order, and each name is followed by the office to which the person has been appointed. The list is as follows:

CERTIFICATE OF CERTIFICATION NO: 2022-C- 000592

LINCOLN

COUNTY 06 LAUREL HILL

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 06 31 0003 0002 0000 ACCOUNT # 00017082

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000018591	VANCE JAMES E JR	LOTS 10, 11, PT 9, 20 FT MIDKIFF
	3882 MCCLELLAN HWY BRANCHLAND	WV 25506
	DELINQUENT TAXES	20.96
	INTEREST	1.57
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000018664	35.78
	TOTAL	138.31

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

SHERIFF, COUNTY OF LINCOLN

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: LINCOLN COUNTY 2022-C-000592

Memorandum of real estate sold in the county of LINCOLN on this 2nd day of May, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LOTS 10, 11, PT 9, 20 FT MIDKIFF

District: LAUREL HILL

Map: 31

Parcel: 0003 0002 0000

Taxpayer:

VANCE JAMES E JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

Delinquent Taxes: 2021 - 18591	\$102.53
Interest on Delinquent Taxes	\$7.18
Subsequent Taxes: 2022-18664 Taxpayer: VANCE JAMES E JR	\$38.04
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$13.46
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,200.00
Amount Due	\$227.31
Surplus	\$972.69

Purchaser:

CATO ENERGY LLC
140 GROSS STREET #310
MARIETTA, OH 45750



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by August 30, 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.

Notice to Redeem Form

Total Cost: \$68.53

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-000592

County: LINCOLN COUNTY

Legal Description: LOTS 10, 11, PT 9, 20 FT MIDKIFF

Map: 31 Parcel: 0003 0002 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCLAND, WV 25506-8716
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

C JOSEPH STEVENS TRUSTEE
PO BOX 635
HAMLIN, WV 25523-0635
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIVIAN MANN
PO BOX 95
MIDKIFF, WV 25540-0095
USA

75 AUG 13 PM 01:54

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

OCCUPANT

3882 MCCLELLAN HWY
BRANCHLAND, WV 25506
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 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 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.

73 AUG 16 4:10:54

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: VANCE JAMES E JR

LOTS 10, 11, PT 9, 20 FT MIDKIFF
LAUREL HILL District
Lincoln County, West Virginia

Certificate No. 2022-C-000592 CIN CTS-22-2022-592

Dear Oak Hall,

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



DI30917

22 AUG 16 10:54

TITLE WORKSHEET



D130916

Lincoln County - 22

Name(s) VANCE JAMES E JR Description LOTS 10, 11, PT 9, 20
FT MIDKIFF LAUREL HILL Dist (06) Map 0031 Parcel 0003 Sub
0002

TITLE WORK CODE: CTS-22-2022-592
PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2020, 2019, 2018, 2017: VANCE JAMES E JR Book/Page: 0378/ 0003 Tax Class: 2
LANDBOOK 2016, 2015, 2014, 2013, 2012, 2011: MOON VIVIAN G WB30-143 Book/Page: 0312/ 0076 Tax Class: 2
LANDBOOK 2010, 2009, 2008, 2007, 2006: NORMAN CURTIS & VIVIAN G MOON SURV Book/Page: 0312/ 0076 Tax Class: 2
LANDBOOK 2005: MOON VIVIAN G Book/Page: 0308/ 0682 Tax Class: 2

8/7/2015 James E Vance Jr 374/13 Vivian Moon
8/14/2015 Vivian G Moon > 312/16 Vivian G Moon
Curtis Norman < Eddie L Moon
10/14/2007 Vivian G Moon 308/682 Curtis Norman
12/12/2002 Curtis Norman 301/652 Vivian G Moon
Eddie L Moon
9/9/2002 Curtis Norman (44)
Vivian G Moon 300/824 Curtis Norman
12/4/1981 Curtis Norman 233/321 Leona Ferguson
~~Leona Ferguson~~
11/25/1980 Leona Ferguson 180/282 Dorie Stas-Walker
George L Ferguson > Roy Walker
↓
ROS
DOD? 9/14/1980

23 AUG 15 4:10 PM

CTS-22-2022-597

	OC	DT	Wks
Vance James E Jr		(2)	(1)
	X		

① For: Internal Revenue Service FTL 3/155
Use Statutory address

Against: James E Vance Jr
3882 McClellan Hwy
Branchland WV 25506-8716

② TO: C Joseph Stevens Trustee TD 252/241
Attorney Lincoln Co.
PO Box 635
Hamlin WV 25523

From: James E Vance Jr
3882 McClellan Hwy
Branchland WV 25506-8716

23 AUG 16 AM 10:55

For: Vinain G Moon
PO Box 95
Midkiff WV 25540

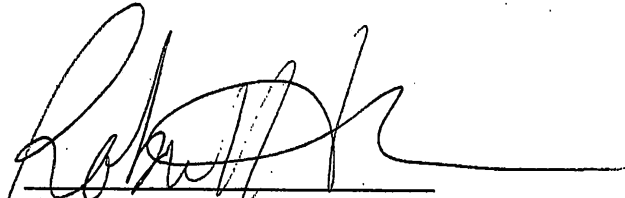
Stop 8/1/2023 3:30pm

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned ("Assignor"), does hereby sell, assign, transfer, set over, endorse and deliver, without recourse, unto WVTA, LLC, that certain tax lien purchased by them from that certain tax sale held by the Sheriff of Lincoln County, West Virginia, on the 2nd day of May, 2023, wherein the undersigned was the purchaser of that certain lien returned delinquent in the names of VANCE JAMES E., JR. for the sum of TWELVE HUNDRED DOLLARS AND ZERO CENTS (\$1200.00), this sum being the taxes, interest and commissions due on said real estate at the date of such sale and the cost of publication and the fee for the receipt for the purchase money, for said tax lien, on the following described real estate situate in Laurel Hill District, Lincoln County, West Virginia:

LOTS 10, 11, PT 9, 20 FT MIDKIFF

Being designated by the Deputy Land Commissioner as Certificate of Sale No. 2022-C-000592. - LINCOLN

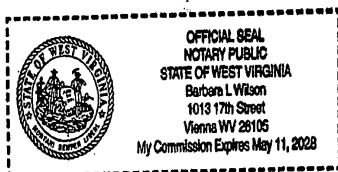

CATO ENERGY, LLC
by its Manager, Roberta J. Hazelton

STATE OF WV

COUNTY OF WOOD, To-Wit:

I, Barbara L. Wilson, a Notary Public in and for the County and State aforesaid, do certify the foregoing ASSIGNMENT, was acknowledged this instrument before me, by ROBERTA J. HAZELTON Manager of CATO ENERGY, LLC, in my said County and State this 8th day of AUGUST, 2023.

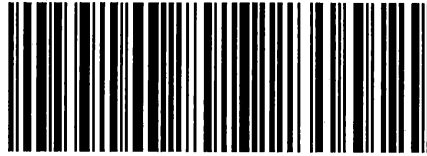
My Commission Expires May 11 2028




NOTARY PUBLIC

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 6159 79



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

THE LINCOLN JOURNAL AND THE LINCOLN NEWS-SENTINEL
5192 BRALEY ROAD
HUNTINGTON, WV 25705

B78C6DCF-6070-477A-87BE1CD91C923BAA}[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-000592-LINCOLN COUNTY-WVTA LLC)

THE LINCOLN JOURNAL AND THE LINCOLN NEWS-SENTINEL
5192 BRALEY ROAD
HUNTINGTON, WV 25705

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

THE LINCOLN JOURNAL AND THE LINCOLN NEWS-SENTINEL
5192 BRALEY ROAD
HUNTINGTON, WV 25705

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000592** , located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR , and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after April 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 18591 .	\$132.26
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 2022-18664 .	\$45.97
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$188.20
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$688.81
Additional Statutory Fees with Interest.	\$507.23
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,562.47

You may redeem at any time before March 31, 2025 by paying the above total less any unearned interest.

Given under my hand January 8, 2025

Christal G. Perry

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of LINCOLN 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-000592-LINCOLN COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

B78C6DCF-6070-477A-87BE1CD91C923BAA}[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-000592-LINCOLN COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

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3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

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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 - 18591 .	\$122.01
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 2022-18664 .	\$42.37
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04

You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.

Given under my hand December 13, 2023

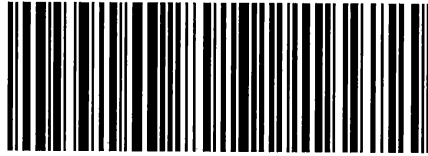
G. Russell Rollyson, Jr.

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

Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 1257 51



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

B78C6DCF-6070-477A-87BE1CD91C923BAA}[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-000592-LINCOLN COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

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Given under my hand December 13, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of LINCOLN 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: 12/25/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1257 51. Our records indicate that this item was delivered on 12/18/2023 at 07:02 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature X	K. Masler
Printed Name	Kathleen Masler

Address of Recipient :

Delivery Address	Tax
---------------------	-----

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

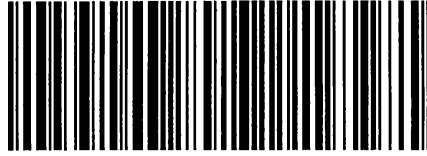
Sincerely,
United States Postal Service

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-000592 LINCOLN

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 1257 44



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

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

B78C6DCF-6070-477A-87BE1CD91C923BAA}[NTR LETTER]

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



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
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FLORENCE, KY 41042

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Charleston, West Virginia 25305



(2022-C-000592-LINCOLN COUNTY- WVTA LLC)

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DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000592 , located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR , and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 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 - 18591 .	\$122.01
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 2022-18664 .	\$42.37
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04

You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.

Given under my hand December 13, 2023

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 01/01/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1257 44. Our records indicate that this item was delivered on 12/28/2023 at 12:02 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stine
DAVID W STINE

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.

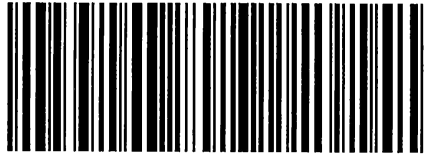
Sincerely,
United States Postal Service

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-000592 LINCOLN

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 1256 14



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

VIVIAN MANN
PO BOX 95
MIDKIFF, WV 25540-0095

[B78C6DCF-6070-477A-87BE1CD91C923BAA][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-000592-LINCOLN COUNTY-WVTA LLC)

VIVIAN MANN
PO BOX 95
MIDKIFF, WV 25540-0095

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

VIVIAN MANN
PO BOX 95
MIDKIFF, WV 25540-0095

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000592** , located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR , and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 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 - 18591 .	\$122.01
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 2022-18664 .	\$42.37
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04

You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.

Given under my hand December 13, 2023

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 12/25/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1256 14. Our records indicate that this item was delivered on 12/19/2023 at 11:47 a.m. in MIDKIFF, WV 25540. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature	<i>Hannah Moon</i>
Printed Name	<i>Hannah Moon</i>

Address of Recipient :

Delivery Address	<i>P.O. Box 95 Midkiff WV 25540</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-000592 LINCOLN



Date Produced: 01/20/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 6159 79. Our records indicate that this item was delivered on 01/14/2025 at 04:26 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

Lucy Ann Welter
LUCY ANN WELTER

Address of Recipient :

347 Bualey Rd

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-000592 LINCOLN



UNITED STATES
POSTAL SERVICE

Date Produced: 12/16/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 5845 89. Our records indicate that this item was delivered on 12/14/2024 at 11:45 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jon & Har Annett

Address of Recipient :

18102 Scheun
Tr

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000592 LINCOLN COUNTY



Date Produced: 08/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3355 25. Our records indicate that this item was delivered on 08/10/2024 at 11:40 a.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Joseph L. Annett".

A second handwritten signature in black ink, also appearing to read "Joseph L. Annett".

Address of Recipient :

A handwritten address in black ink, reading "18102 Sereniti".

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.

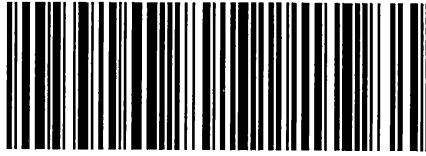
Sincerely,
United States Postal Service

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-000592 LINCOLN COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 1255 91



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716

B78C6DCF-6070-477A-87BE1CD91C923BAA}[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-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000592** , located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR , and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2024 will be as follows:

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Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
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Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04

You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.

Given under my hand December 13, 2023

G. Russell Rollyson, Jr.

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 01/08/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1255 91. Our records indicate that this item was delivered on 01/06/2024 at 06:54 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	PHELPS 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.

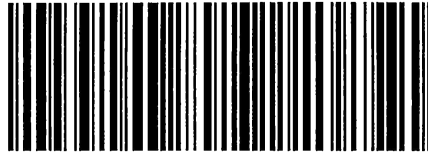
Sincerely,
United States Postal Service

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-000592 LINCOLN

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 1256 07



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

C JOSEPH STEVENS TRUSTEE
PO BOX 635
HAMLIN, WV 25523-0635

[B78C6DCF-6070-477A-87BE1CD91C923BAA][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-000592-LINCOLN COUNTY-WVTA LLC)

C JOSEPH STEVENS TRUSTEE
PO BOX 635
HAMLIN, WV 25523-0635

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

C JOSEPH STEVENS TRUSTEE
PO BOX 635
HAMLIN, WV 25523-0635

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000592** , located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR , and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 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 - 18591 .	\$122.01
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 2022-18664 .	\$42.37
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04

You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.

Given under my hand December 13, 2023

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
Nonentered Lands of LINCOLN 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: 12/25/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1256 07. Our records indicate that this item was delivered on 12/21/2023 at 12:56 p.m. in HAMLIN, WV 25523. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "K. M. C.", written over a horizontal line.

A second handwritten signature in black ink, identical to the one above, also appearing to read "K. M. C.".

Address of Recipient :

PO BOX 635

HAMLIN, WV 25523-0635

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-000592 LINCOLN



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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 25305 \$ 000.53⁷
02 4W
0000377388 DEC. 15. 2023

RCVD JAN 2 '24

(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
3882 MCCLELLAN HWY
BRANCLAND, WV 25506

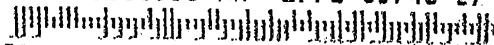
NIXIE 250 SE 4430 0012/27/23

POSTAGE DUE = \$.
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

932688352627935

25305-9998
JAN 25 2024

BC: 25305000999 PM *1771-03748-27-26



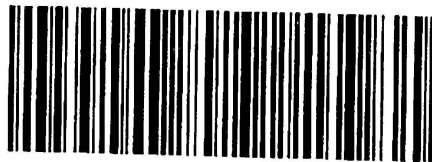
CERTIFIED MAIL™

CHARLESTON WV 25305

JAN 23 PM 2 L

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 1255 91

(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 DEC. 14. 2023

JAN 8 '24 AM 10:36

12/16

NIXIE

250 DE 1

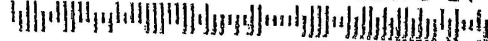
0001/04/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305000999

*1171-01271-14-41

25305000999



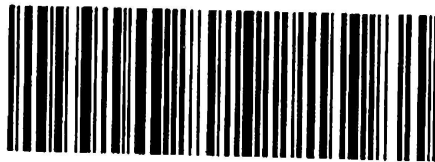
CERTIFIED MAIL™

CHARLESTON WV 25301

JAN 8 2023 PM 2:1

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 1255 91

(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCLAND, WV 25506-8716

NIXIE

250 DE 1

0001/04/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305000999

*1171-01271-14-41

25305000999
25506-871602

US POSTAGESM PITNEY BOWES



ZIP 25305 \$007.18⁰
02 4W
0000381984 DEC. 14. 2023

JAN 8 '24 AM 10:36

12/16

Ad Number 212124

Lincoln
22-C-592

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Lincoln, TO-WIT

I Elisha Queen, Classified Advertising Representative of
The Lincoln Journal, a newspaper published in the county of Lincoln, West Virginia,
Hereby certify that the annexed publication was inserted in said newspaper

The cost of publishing said annexed advertisement as aforesaid was \$ 229.40.

Commencing On: January 29, 2025

Ending on: February 12, 2025

Given under my hand this day

Sworn to and subscribed before me

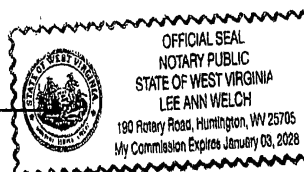
At Hamlin, Lincoln County, West Virginia

Lee Ann Welch

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

MY COMMISSION EXPIRES: Jan. 3, 2028

Elisha Queen



**NOTICE OF
REDEMPTION**

CERT NO.
2022-C-000592

LINCOLN COUNTY

WVTA LLC

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

DISTRICT LAUREL HILL

MAP 31

PARCEL 0003 0002 0000

You will take notice that WVTA LLC, the purchaser
of the following real estate, Cert No.
2022-C-000592, located in LAUREL HILL District,
LOTS 10, 11, PT 9, 20 FT MIDKIFF which was
returned delinquent or nonentered in the name of
VANCE JAMES E JR, and was sold by the deputy
commissioner of delinquent and nonentered lands
of LINCOLN County at the sale for the delinquent
taxes on May 2, 2023. WVTA LLC requests that you
be notified a deed for such real estate will be made
on or after April 1, 2025, as provided by law,
unless before that day you redeem such real estate.
The amount needed to redeem on or before March
31, 2025 will be as follows:

Amount equal to the taxes and charges due on the
date of the certification, with interest, for tax year
ticket number 2021-18591: **\$132.26**

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 2022-18664: **\$45.97**

Additional taxes with interest: **\$0.00**

Auditor's Certification, Publication, and Redemption
fee plus interest: **\$188.20**

Amount paid for Title Examination, notice to
redeem, publication, personal service, Secretary of
State with interest: **\$688.81**

Additional Statutory Fees with interest: **\$507.23**

Total Amount Due and Payable to WV State
Auditor - cashier check, money order, certified or
personal check: **\$1,562.47**

You may redeem at any time before March
31, 2025 by paying the above total less any
unearned interest.

Given under my hand January 8, 2025

Christal G. Perry

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

LH-212124
01-29,02-05,12-2025

FEB 20 2025 10:58

Acc.Id: 251847
Name: OFFICE OF STATE
AUDITOR
Phone: 304-658-2262
Address: 1900 KANAWHA BLVD E #
1
City: CHARLESTON
State: WV
Postcode: 25305
Class: 9010 Legal Notices
Edition: LJ LJ LJ
Start: 01/29/2025
Stop: 02/12/2025
Issues: 3
Units: 93.0
Order ID: HC 212124
TFN: C
TFN cycle:
Rep: EQUEEN
Status: OK
Source: ML
Paytype: BI
Rate: LG
Cost EXC
GST: 229.40
Tax: 0.00
Total Charge: 229.40
Printed on: 01/15/2025 16:30:26
Printed by: EQUEEN

Classifieds

LINCOLN NEWS SENTINEL THE LINCOLN JOURNAL

Legal Medicine

...the West Virginia Code.

probid conference. The Project will be held on Tuesday, February 1, 2025, at 11:00 a.m. at the Hartzel Room, 1801 Main Office, 1801

For further information regarding the above, please contact the undersigned at the address above or by telephone at (202) 456-3333. The undersigned is a private citizen and not a representative of the Government.

Author: Hestfield
 Editor: Robert
 Production: Robert
 Proof: Jeffrey Lusk
 Design: Eric
 Director:

CORRECTION
NOTICE
All advertising submitted to FID Media Products is subject to the applicable rules and codes of which are available to our advertising department. All ads are subject to approval before publication. We reserve the right to accept, reject or cancel any ad at any time.

JOSEPH STEVEN
COOPER, JR.
RECEIVED, WY
C

ALC, the purchaser of the assets of the company, and the other parties to the transaction, including the seller, the lender, and the guarantor, are all parties to the transaction. The transaction is a sale of assets, and the seller is the company. The lender is the bank, and the guarantor is the company's parent. The transaction is a sale of assets, and the seller is the company. The lender is the bank, and the guarantor is the company's parent. The transaction is a sale of assets, and the seller is the company. The lender is the bank, and the guarantor is the company's parent.

and charges due at number 304.00

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 tion, and Rademacher
 inhibition, notice
 America, Secretary
 interest, \$507.23
 able to WY State
 order, certified
 before Marv

2025
Student and
County,
to
and
the
State's Office,
Division
toward East
40114

•

Ad Number 212132

Lincoln

Affidavit of Legal Publication and Posting

22-C-592

STATE OF WEST VIRGINIA

COUNTY OF Lincoln, TO-WIT

I Elisha Queen, Classified Advertising Representative of

The Lincoln News Sentinel, a newspaper published in the county of Lincoln, West Virginia,

Hereby certify that the annexed publication was inserted in said newspaper

The cost of publishing said annexed advertisement as aforesaid was \$ 229.40.

Commencing On: January 29, 2025

Ending on: February 12, 2025

Given under my hand this day

Sworn to and subscribed before me

At Hamlin, Lincoln County, West Virginia

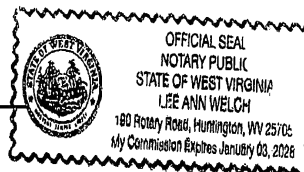
Lee Ann Welch

66:0711 62.07 831

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

MY COMMISSION EXPIRES: Jan. 3, 2028

Elisha Queen



**NOTICE OF
REDEMPTION**

CERT NO.
2022C000592

LINCOLN COUNTY

WVTA LLC

To: JAMES VANCE JR, C JOSEPH STEVENS
TRUSTEE, VIVIAN MANN, 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, beneficiaries, co-owners, other parties
having an undivided interest in the delinquent
property, and other parties that may have any
interest in the subject property.

DISTRICT LAUREL HILL

MAP 31

PARCEL 0003 0002 0000

You will take notice that WVTA LLC, the purchaser
of the following real estate, Cert No.
2022C000592, located in LAUREL HILL District,
LOTS 10, 11, PT 9, 20 FT MDKIFF which was
returned delinquent or nonentered in the name of
VANCE JAMES E JR, and was sold by the deputy
commissioner of delinquent and nonentered lands
of LINCOLN County at the sale for the delinquent
taxes on May 2, 2023. WVTA LLC requests that you
be notified a deed for such real estate will be made
on or after April 1, 2025, as provided by law,
unless before that day you redeem such real estate.
The amount needed to redeem on or before March
31, 2025 will be as follows:

Amount equal to the taxes and charges due on the
date of the certification, with interest, for tax year
ticket number 2021-18591. **\$132.26**

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 2022-18664. **\$45.97**

Additional taxes with interest. **\$0.00**

Auditor's Certification, Publication, and Redemption
fee plus interest. **\$188.20**

Amount paid for Title Examination, notice to
redeem, publication, personal service, Secretary of
State with interest. **\$688.81**

Additional Statutory Fees with interest. **\$507.23**

Total Amount Due and Payable to WV State
Auditor - cashier check, money order, certified or
personal check. **\$1,562.47**

You may redeem at any time before March
31, 2025 by paying the above total less any
unearned interest.

Given under my hand January 8, 2025

Christal G. Perry

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

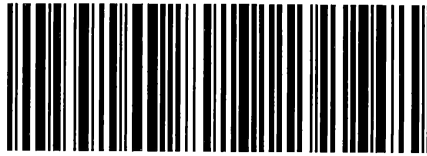
LH-212132
01-29, 02-05, 12, 2025

Acc.Id: 251847
Name: OFFICE OF STATE
AUDITOR
Phone: 304-558-2262
Address: 1900 KANAWHA BLVD E #
1
City: CHARLESTON
State: WV
Postcode: 25305
Class: 9010 Legal Notices
Edition: LS LS LS
Start: 01/29/2025
Stop: 02/12/2025
Issues: 3
Units: 93.0
Order ID: HC 212132
TFN: C
TFN cycle:
Rep: EQUEEN
Status: CF
Source: ML
Paytype: BI
Rate: LG
Cost EXC
GST: 229.40
Tax: 0.00
Total Charge: 229.40
Printed on: 01/15/2025 16:29:54
Printed by: EQUEEN

FEB 20 25 AM 11:00

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 5845 89



(2022-C-000592 - LINCOLN COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

B78C6DCF-6070-477A-87BE1CD91C923BAA}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
12/12/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: LINCOLN COUNTY 2022-C-000592
JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

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 **\$445.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

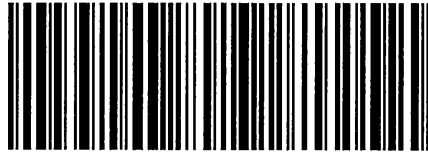
****Please be advised you cannot change the name of the individual being served nor can you serve a
PO Box by Personal Service****

Personal Service ☐

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

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3355 25



(2022-C-000592 - LINCOLN COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

B78C6DCF-6070-477A-87BE1CD91C923BAA}[RETURN MAIL LETTER]

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



State of West Virginia

State Auditor and
Commissioner of Delinquent
and Nonentered Lands
08/08/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: LINCOLN COUNTY 2022-C-000592
JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$50.16**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

If the total amount paid is found to be insufficient, you will be contacted for the additional amount.

If you have any questions, please contact our office at 1-888-509-6568.

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: \$50.16

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-000592

County: LINCOLN

Legal Description: LOTS 10, 11, PT 9, 20 FT MIDKIFF

Map: 31 Parcel: 0003 0002 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"/>

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCLAND, WV 25506
USA

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

AUG 13 '24 AM 10:56

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



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR - PERSONAL SERVICE
3882 MCCLELLAN HWY
BRANCLAND, WV 25506

B78C6DCF-6070-477A-87BE1CD91C923BAA}[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-000592-LINCOLN COUNTY-WVTA LLC)

JAMES VANCE JR - PERSONAL SERVICE
3882 MCCLELLAN HWY
BRANCLAND, WV 25506

To: JAMES VANCE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, 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-000592-LINCOLN COUNTY- WVTA LLC)

JAMES VANCE JR - PERSONAL SERVICE
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-000592**, located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDKIFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR, and was sold by the deputy commissioner of delinquent and nonentered lands of LINCOLN County at the sale for the delinquent taxes on May 2, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after December 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before November 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 18591 .	\$128.16
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-18664 .	\$44.53
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$186.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$666.07
Additional Statutory Fees with Interest.	\$51.16
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,075.92

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

Given under my hand September 4, 2024

G. Russell Rollyson, Jr.

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Lincoln

Case Number: 2022-C-592

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on James Vance Jr, 3882 McClellan Hwy, Branchland, WV 25506.

I, Samantha Bailey, being duly sworn, depose and say that on the 14th day of October, 2024 at 9:22 am, I:

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** to a conspicuous place on the property of the within named person's **LAST KNOWN DWELLING PLACE OR LAST KNOWN USUAL PLACE OF ABODE** at the address of: 3882 McClellan Hwy, Branchland, WV 25506.

Additional Information pertaining to this Service:

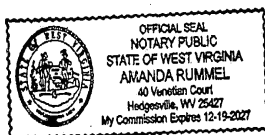
10/14/2024 9:22 am Attempted 3882 McClellan Hwy, Branchland, WV 25506. Subject does not live at address per current resident. Documents posted.

Any and all physical description details are approximations.

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

Subscribed and Sworn to before me on the 11 day
of Nov, 24 by the affiant who is
personally known to me

Amanda Rummel
NOTARY PUBLIC
My Commission Expires: 12/19/27



Samantha Bailey

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2024008653

DEC 9 '24 AM 11:32





18102 Seneca Trail
Marlinton, WV 24954

Local 3047994440
Toll Free
Fax 8155502328
URL

12/22/24

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

Dear WVSAO,

Enclosed please find the following affidavit:
LINCOLN COUNTY 2022-C-592 / JAMES VANCE JR
Please publish, funds enclosed (445.16)

Thanks,

DEC 26 '24 PM1:59

RE: LINCOLN COUNTY 2022-C-592

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

IN RESPONSE TO RE: JAMES VANCE JR (shown on auditors site, row)

WHEREAS WVTA LLC purchased the certificate of sale for LINCOLN COUNTY 2022-C-592, delinquent in the name of VANCE JAMES E JR. Described as LOTS 10, 11, PT 9, 20 FT MIDKIFF

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: C JOSEPH STEVENS TRUSTEE, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, JAMES VANCE JR, OCCUPANT, VIVIAN MANN, WV STATE TAX DEPARTMENT

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

JAMES VANCE JR
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506-8716
by Certified mail

C JOSEPH STEVENS TRUSTEE
PO BOX 635
HAMLIN, WV 25523-0635
by Certified mail

VIVIAN MANN
PO BOX 95
MIDKIFF, WV 25540-0095
by Certified mail

Occupant
3882 MCCLELLAN HWY
Branchland, WV 25506
as occupant

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

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

WHEREAS Some of the initial notices failed to meet the auditors standards of notice. Based on recent federal court rulings the Auditor requested additional steps in the following return mail letters:

RE: JAMES VANCE JR (shown on auditors site, NTR ID 4050/1
Upon receipt of the aforementioned request WVTA LLC made efforts to determine the best address to perfect service upon JAMES VANCE JR . 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

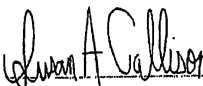
Review of online resources such as address finding sites, google, etc.

Having completed diligent research, WVTA LLC requested JAMES VANCE JR be served at 3882 MCCLELLAN HWY , BRANCHLAND WV 25506-8716 , by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

DEC 26 '24 PM1:59

WHEREAS the certificate remaining unredeemed.

WHEREAS having been unable to perfect service in a manner that satisfies the state auditors office review, publication is called for by West Virginia code. WVTA LLC requests notice by publication and hereby deposits funds sufficient for publication simutaniously herewith. WVTA LLC hereby requests the deed be issued for to WVTA LLC, upon the expiration of redemption period afforded by publication issuance of the deed if proper.



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