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 & Perry

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 acknowledge they same before me in said County.

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

Motary Public, State of West Virginia

Motary Public, State of West Virginia

Botary Public, State of West Virginia

Building 1, Room W-114

Charleston, WV 25305

My Commission Expires June 10, 2030

David Cole Notary Public

Charleston, WV 25305 Notary Public

Charleston, WV 25305 Notary Public

WY Charleston, WV 25305 Notary Public

WY Charleston, WV 25305 Notary Public

WY Charleston WY 25305 Notary Public

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Instrument 20 36/06/2025 @ 19 DED Stook 195 @ Pa

oin county ty Scraggs, Cler rument 202500001 6/2025 @ 10:45:3 DEFN

112.88 3.35

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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 INTEREST PUBLICATIONS & NOTICES CERT PUBLICATION	20.96 1.57 65.00 15.00
SUBSEQUENT TAXES 2022 0000018664	AMOUNT 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:

Parcel:

0003 0002 0000

Taxpayer:

VANCE JAMES E JR 3882 MCCLELLAN HWY BRANCHLAND, WV 25506

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

Purchaser:

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

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.

{B78C6DCF-6070-477A-87BE1CD91C923BAA}[APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$68.53

	jatilzation. WV TA LLC							
Address: 18102 St	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: 0	0003 0002 0000							
Name and address	s of those to be notified	1		•				
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail		
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JAMES VANCE JR 3882 MCCLELLAN BRANCHLAND, W USA					,			
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail		
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C JOSEPH STEVENS PO BOX 635 HAMLIN, WV 2552 USA								
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail		
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VIVIAN MANN PO BOX 95 MIDKIFF, WV 25540 USA)-0095		·					

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Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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OCCUPANT 3882 MCCLELLAN BRANCHLAND, W USA	, i					, ·
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
A						
IRS, ATTN: ADVISO 7940 KENTUCKY E STOP 2850F FLORENCE, KY 410 USA	•	EIPTS				
Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
Ø						
WV STATE TAX DE PO BOX 229 CHARLESTON, WV USA						
If you are an Attor	ney preparing a title exam	, please subn	nit your fee's	, bar number	and signature on yo	ur Firm's

letterhead.

MICHAEL C. Doss

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

Michael C Doss STATE BAR NO. 4642

.DI30017

729 **90**6 18 4410:54



TITLE WORKSHEET

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

LANDBOOK 2020, 2019, 2018, 2017: VANCE JAMES E JR Book/Page: 0378/ 0003 Tax Class: 2

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

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 FMoon CurtisNorman (4) 1911282 ROS 9/19/1980 73 Mi6 18 w10 75

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	Hamlin WV 2552	J.S.		
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	PO BOX 95 Mid Kiff WV 25540) :	· .	
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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:

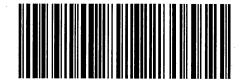
LOTS 10, 11, PT 9, 20 FT MIDKIFF

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, <u>Barhara L. Wilsow</u> , a Notary Public in and for the aforesaid, do certify the foregoing ASSIGNMENT, was acknowled before me, by ROBERTA J. HAZELTON Manager of CATO Estated County and State this	edged this instrument
My Commission Expires May 11 2018.	
OFFICIAL SEAL	

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



(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.



(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



(2022-C-000592-LINCOLN COUNTY-WVTA LLC) OCCUPANT - REGULAR MAIL 3882 MCCLELLAN HWY BRANCHLAND, WV 25506



(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.



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

OCCUPANT - REGULAR MAIL 3882 MCCLELLAN HWY BRANCHLAND, WV 25506

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

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

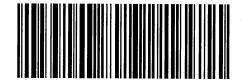
G. Russell Rollyson Jr.

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

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



(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.



(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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You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.	,÷
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04
Additional Statutory Fees with Interest.	\$0.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
Additional taxes with interest.	\$0.00
Subsequent of taxes paid on the property, with interest to for tax year 2022-18664 .	\$42.37
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
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

G. Russell Rollyson, Ir.

Given under my hand December 13, 2023

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

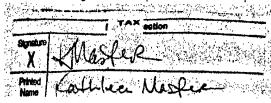


Date Produced: 12/25/2023

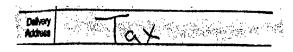
STATE OF WEST VIRGINIA AUDITORS OFFICE:

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:



Address of Recipient:



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

Sincerely, United States Postal Service

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

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



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

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

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.



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

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

DISTRICT LAUREL HILL MAP 31 PARCEL 0003 0002 0000

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You may redeem at any time before May 31, 2024 by paying the above total less any unearned interest.	_
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$979.04
Additional Statutory Fees with Interest.	\$0.00
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$631.96
Auditor's Certification, Publication, and Redemption fee plus interest.	\$182.70
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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: 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:

Dant W Stre

Address of Recipient:

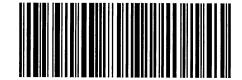
17940 Kentucky Drive Florence, KY 41042

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.

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



(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.



(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

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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



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:

Destruy Beetlen

X Hallrah Ucon

Privated Hannah Moon

Address of Recipient:

Address Nichier Wordsto

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.



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:

Luly WWW BULLA LJE BNWWETCA 347 Branger

Address of Recipient:

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

Sincerely, United States Postal Service

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



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:

Derry Wys

Jona Har Annit

Address of Recipient:

18102 Schem

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.



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:

Jone Standman

Address of Recipient:

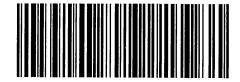
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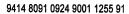
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

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

USPS CERTIFIED MAIL







(2022-C-000592-LINCOLN COUNTY-WVTA LLC) JAMES VANCE JR 3882 MCCLELLAN HWY BRANCHLAND, WV 25506-8716



(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.



(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:

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: 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:

Tried PIZLEP CAST

Address of Recipient:

others 1900 Kanawka BluD

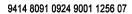
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

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

USPS CERTIFIED MAIL







(2022-C-000592-LINCOLN COUNTY-WVTA LLC) C JOSEPH STEVENS TRUSTEE PO BOX 635 HAMLIN, WV 25523-0635



(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.



(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.	ı

G. Russell Rollyson, Jr.

Given under my hand December 13, 2023

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:

La Mil Col

X ~ WE CE

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.



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

US POSTAGE PRINEY BOWES

VI 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 BRANCHLAND, WV 25506

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250 SE 4430

0012/27/23

POSTAGE DUE RETURN TO SENDER NO MAIL RECEPTACLE

UNABLE TO FORWARD

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16548 25E

CERTIFIED MAIL



ZIP 25305 \$ 007.18⁰ 0000381984 DEC. 14. 2023

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

> JAMES VANCE JR 3882 MCCLELLAN HWY

BRANCHLAND, WV 25506-8716



9414 8091 0924 9001 1255 91

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

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USPS CERTIFIED MAIL



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

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

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

AIXIE

250 DE 1 0001/04/24

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

BC: 25305000999 *1171-01271-14-41

Lincoln 22-c-592

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Lincoln, TO-WIT

IElisha Queen	, Classified Advertising Representative of
The Lincoln Journal, a newsp	paper published in the county of Lincoln, West Virgini
Hereby certify that the anne	xed publication was inserted in said newspaper
The cost of publishing said a Commencing On: January 29 Ending on: February 12, 202	,

Given under my hand this day

Sworn to and subscribed before me

At Hamlin, Lincoln County, West Virginia

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

SOMY-COMMISSION EXPIRES:





NOTICE OF REDEMPTION

CERT NO. 2022-0000592

LINCOLN COUNTY

WVTA LLC

TO: JAMES VANOE JR, C JOSEPH STEVENS TRUSTEE, VIVIAN MANN, OCCUPANT, IRS, ATTN: ADWISORY CONSOLIDATED RECEPTS, WY STATE TAN DEPARTMENT, or heirs at law, devises, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, commers, 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 WYTA LLC, the purchaser of the following real estate. Cort No. 2022-C000592 located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT IMDRIFF which was returned delinquent on nomentered in the name of WANCE JAMES E JR, and was sold by the deputy commissioner of definquent and nomentered lands of LINCOLIN County at the sale for the delinquent taxes on May 2, 2023. WYTA LLC requests that you be notified a dead 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 texes 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 uncarned interest.

Given under my hand January 8, 2025

Christal G. Perry

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

Please return this letter and West Virginia State Auditor's Office, County Collections Division 1900 Kanawira Baulevard 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 20,25 AM 10:59

Acc.ld:

251847

OFFICE OF STATE Name:

AUDITOR

Phone:

1900 KANAWHA BLVD E#

Address:

304-558-2262

City:

W۷

CHARLESTON

State: Postcode:

25305 9010

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Legal Notices

Edition: Start:

01/29/2025

Stop:

02/12/2025

Issues:

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EQUEEN

Status:

OK

Source:

ML

Paytype: Rate:

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Cost EXC

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TOBACA	Antog with any technique of the procedure. As the Antonique of Company of the procedure. An old in team a manufal. An old in team a manufal. And of the Company of the Antonical and the Ant	And page and or Dynamics							ty. Notice is hereby the Petition in this man to the petition in hereby place or that a petition along the petition in the pet	is hereby Ordered that Respondent Mark Ross serve upon the Creat Gent of Lincoln County, West Weghts, with cap- les to all parties of record, any August Re-	k appearing by affident fied in this action that the respondents current activess, and where	PUBLICATION BY CLASS II LEGAL ADVERTISEMENT TO RESPONDENT MANY ROSS:	ASSESS SALL REAL VALUE AND ASSESS	DOB: 05/01/2011 ORDER OF PUBLICATION THE OBJECT OF	RESPONDENCE STATE OF THE STATE		STATE OF WEST VECTOR OF WAST VECTOR OF WATER OF	OTH OTH OTH OTH OTH OTH OTH OTH OTH OTH	enter of the coust of the coust of the coust of the manage.	A storted full opportu-	matchest that it was after the control of the contr	The West Vegicis De- partment of Transports the Databan of High ways hereby notifies at		ways reserves to right to defer, delay or post pans the data for receive ray and publicly opening proposals for any post out designated in this advertisement, without		on projectisi musi suo mai deciroricaty suo met deciroricaty suo met bid a Proposisi Caranty Bond for Sciool or 5% of the	Purchasing in a second me with Chap to S. Arthur S. Second me with Chap to S. Second me will be second	not replace at time of bid, but will be required before work on begin Registration is required with the Organization	and West Wights to censed confractors only except that on foders/Aid Projects to confractors keepes is	ROPOSAL REMARKS will be re-
01-29,02-05,12:2024	this server of the control of the co	Q. Russell Relyago Jr. Depay Commissioner of Delinquest and Non-extend Lands of LINCOLN County, State of West Wights	Property of the Section of the Secti	State with Mariet, 53,128,489 Additional Statisticy Fees with Infraest, \$0.00 Total Amount Das and Populais to WV State Auditor - earlier planel, inputsy order, compiled or	Auditor's Contington, Padication, and Redomption the plus interest, \$\$111.85 Amount paid by Title Examination, nodice to redeem, publication, personal service. Scorphy of	Subsequent of trace paid on the property, with interest to for tax year 2023-25041, \$523.86 Additional trace with interest, \$0.00	Court number 2022 - 24891, \$314,76 Back for tickets, with interest, and charges due on the date of conduction for ticket number \$0,00	such real estats. The amount excelled to redeem or or before April 30, 2025 will be as follows: Amount equal to the traces and charges due on the date of the certification, with interest, for tax way	(ATHÁNSKÉ A POSESTÝ SIRY, and was add by the departy commission of departy and an open property and the same for the commission of the same for the	PARCEL 0023 0000 0000 You will take notice that W of the following (rail 2023-C000376, bested in 2023-C000376, bested in 2023-C000376, bested in 2023-C000376, bested in	DISTRICT WASHINGTON	CONSOLIDATED RECEIPTS, WW STATE PARTIENT, or bein at less, declarat, representables, uncertaint, distribution, teart, genedam, conservators, februiers traint, femplaint, conservators, februiers traint, femplaint, conservators an undelign exercit in the definition parti an undelign exercit in the definition of	MI STEE MACANGES	PEDENTION CERT NO. 2013-C000376	Accordance with West Sowing to West Code 442 or Sowing to South West Sowing to South	I m objection b not find the control of the control	address listed above with 60 days after the date of the first publica- tion or with 30 days for the service of the no-	ton of the court shall be counted in the counter of	procisions of West West West West West West West West	25523-0497. Any per- son secting to messed or establish a wall must must be compliant to	that the leading of the that the leading of the that the base of the that is the that the theta of the	Administration to Creditors, Distributes as & Leganore	COURT OF THE	- m 077	Deboer	Trains on February 17, 2023 at 3500 print, or at 3500 mand the Grant Court of	County, West Vegition of the county of the c	Corn of Unique County, West Viginia, and when the County of the County o	*** * * * *	Circai Court of Lincoln Circais Court of Lincoln Court, West West Court, West West Court, West West Court of Responders.
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01-29,02-05,12-2024	Water Water Courts One Learn and Courts One Learn and Courts Courty Codession to Market Courty Codession to Market Courty Codession to Market Courts Co	Ranad Robyton It.	Personal cases, 81,782.58 You may redeem at my time before April 10, 2025 by paying the above total less any meaned interest.	Stata with interest, \$1,145.10 Additional Statutory feas with lateset, \$0,00 local Amount Date, and Psyable to WM. State Auditions cathing check, money order, cartified or	Auditor's Certification, Patrification, and Redermotion tee plus interest. \$134.18 Amount paid by Title Esternation, notice to redeem patrification personal service. Secretary of	Subsequent of trues paid on the property. Interest to for trayers 2023-10010, \$205.79 Additional trues with Interest, \$0,000	ticket number 2022 - 9584, \$293.35 Back (an tickets, with interest, and charges due on the date of carolication for ticket number \$0.00	such eau estate. The exposed acceded to redocm on or before April 30, 2025 will be as follows: Amoust equal to the travel and charges due on the date of the cardification, with interest for ten was	BRIDATELLO JOSSON B. A PERSONA S sada by the deputy commissioner of a normal and an action of the commissioner of a normal and and action of Lincoln County to define the second of Lincoln County to define the second of a feet requests that you be counted a dead creatests that you be counted as dea	PARCEL DES DOCO DOC YOU WE THE DOCE THE V OF THE COLOMIS THE 2023-COOLES BESTALL SER. 25 ACRES, BESTALL	PRESENT HARTS CREEK BASTRICT HARTS CREEK BAAP 24	AONSORY CONSOLDATE TAX DEPARTMENT, or ORGANIC, representations, completes, guardians, administrators, beholders, administrators, beholders	WYTK LLC TO: JOSEPH BRUMFELD, RED TO: JOSE	RECEMPTION 2023-COODI 49 LINCOLN COUNT	nation we design any or maked website, beather any or security induces or security and the	Montal Medical Committee Belling Belli	The designated websits and to operated periods and to operated periods of registered plan had of the periods, and other on, reports, and other	Bidding Documents are obtained from a plan mon or source other than the designated arehign in a stage of the control of the co	Bidding Documents may be downloaded from the designated website. Fro specifie Bidders are urged to register with the designated website	QuestCON https://th yurl.com/zu5z6558 www.thathrashergrau	Information and Bidding Documents for the Pro- ect can be found at the following designated within:	day. Obtaining the Moding	bed payment with 60 cars after the Company of the C	the stand approach. The Work will be substantially completed with 45 calls when the Contract. Times, com-	bridge, inbriggion and placement of a control of a contro	Construction of con- crete pile cape, and concrete abdiments. The placement of a purchased \$0° s. 6°		20130 is the Ground Fit Conference Room and Thursday, Fabru- ary 27, 2023, 41 11,000 am head time. At		Half Creat Mobics: Half Creat Bridge hartafation Fab. 11 13 17 Bids for the construction
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Ad Number 212132

Affidavit of Legal Publication and Posting

Lincoln 22-c-592

STATE OF WEST VIRGINIA

COUNTY OF Lincoln, TO-WIT

IElisha Queen	, Classified Advertising Representative of
The Lincoln News Sentinel, a new Virginia,	spaper published in the county of Lincoln, West
Hereby certify that the annexed p	publication was inserted in said newspaper
The cost of publishing said annex	ed advertisement as aforesaid was \$ 229.40.
Commencing On: January 29, 202	5
Ending on: February 12, 2025	
Given under my hand this day	
Sworn to and subscribed before n	ne
At Hamlin, Lincoln County, West V	/irginia

ES:01W SZ 07 8334 Notary Public of, in and for Lincoln County, West Virginia

MY COMMISSION EXPIRES: _

NOTARY PUBLIC



NOTICE OF REDEMPTION

CERT NO. 2022-C000592

LINCOLN COUNTY

WYTA LLC

TO: JAMES VANCE JR, C JÖSEPH STEVENS TRUSTEE, VIVAN MANN, OCCUPANT, IRS, ATTIK! ADVISORY CONSOLIDATED RECEIPTS, WY STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all heavy heir questions. known heirs, guardians, conservators, fidaciaries, administrators, lienholders, colowners, 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

4 2

MAP 31

PARCEL 0003 0002 0000

You will take notice that WVTA LLC, the purchaser of the following real estate. Cort No. 2022-C000592, located in LAUREL HILL District, LOTS 10, 11, PT 9, 20 FT MIDRUFF which was returned delinquent or nonentered in the name of VANCE JAMES E JR, and was solid by the deputy commissioner of delinquent and nonentered lands of LINCOLIN County at the sale for the delinquent takes 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 Roflyson 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

FEB 20,25 HMIT:00

Acc.ld:

251847

OFFICE OF STATE Name:

AUDITOR

Phone:

304-558-2262

Address:

1900 KANAWHA BLVD E #

CHARLESTON

State:

City:

W۷

Postcode: Class:

25305 9010

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Rate:

Cost EXC GST:

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Tax:

Total Charge: 229.40

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1000		available for purchase in the following formation: • Booms Documents issued as hard conv	Refuse drawings and hard many specifica- tions, are available for \$50,00 per set.	succession of digital days successions are digital successions. See succession for see the succession of the succession	Questicine, https://lib yurk.com/nd.td.5333	School to retard. Partial sets of Boding Documents was not be	or for Engineer will be responded by the Control of	Addends 4 stry, obtained from sources other fluor the Issuing Office.	Bicting Documents also may be examined at Contractor's Association of WV	2114 Kanacha Budenard East Charleston, WV 25311	GOO VANS CAS GOO VANS CAS Bouleard Britishard W 26330		REDER	2022COOS92 LINCOLN COUNTY	TO: JUNES VANCE A	AMERICAL CONTROL OF THE CONTROL OF T	property, and other particular of the particular	MAP 31 PARCEL 0003 0002 000	You will take notice that you are sold to be sold to be sold to see sold to see the sold to see the se	1015 10, 11, PT 9, 20 Inhibited definition of the recommendate of definitions of	Daries on May 2, 2023, W/M II C rounes to the regularity be received before the section with the control of the regularity on or after April 1, 2025, as provided by the urless before that do, you redeen such (e.g. be.	31, 2025 rat to as follows: Amount equal to the turns and charges due on the days of the craft and charges to the use of the charges to the control of the c	tchai number 2021 - 1859). \$132,26 Back tax tchais, with interest, and charges due the date of confecution for texter number \$0.00	Subsequent of taxes paid on the property property to the pay 2022/18664, \$45.97	Audior's Certification, Publication, and Pedemotion for pice hiterast, \$189.20	Anous suid for Title Examenton, nobee to section, publication personal service, Secretary of State with treated, \$688.81	Accomplia Saculary Fees with Nizires, 5507.23 Total Amourt Ove and Psychol to WV State Auditor - scales ones, money ander, centified or persons ones, 51.562.47	You may redeam at any time before March 31, 2025 by paying the above total lets any unearned interest.	Gven under my hand January B, 2025 Orustud G. Porry	G. Bussel Robyson Jr. Debuty Commissioner of Demouses and Mannibred Lards of LinCOUN Courty, State of West Wignis	Plassa of the latter payment West Vigities Soule County Collecties Collect	Charles 1, Ro Charleson West (Puesthons, p. 1-836-505	01-29,02-05,12-2025
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(2022-C-000592 - LINCOLN COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 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.

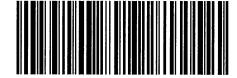
State Auditor's Office Supplemental Personal Process For Returned Certified Mail



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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3355 25



(2022-C-000592 - LINCOLN COUNTY) WVTA LLC 18102 SENECA TRL MARLINTON, WV 24954 Office of the State Auditor County Collections Division State Capitol, Building 1, Suite W-114 1900 Kanawha Boulevard, East Charleston, West Virginia 25305





State Auditor and Commissioner of Delinquent and Nonentered Lands 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 <u>cannot</u> change to PO Bo	he name of the individual being served nor can you serve a ox by Personal Service
Personal Service	

West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: \$50.16

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MARLINTON,	WV 24954				•							
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		•										
Legal Description: LOTS 10, 11, PT 9, 20 FT MIDKIFF												
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Certified & R	legular Mail Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail							
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HWY V 25506				d.								
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AUG 10 24 H10-76



(2022-C-000592-LINCOLN COUNTY-WVTA LLC)
JAMES VANCE JR - PERSONAL SERVICE
3882 MCCLELLAN HWY
BRANCHLAND, WV 25506



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

JAMES VANCE JR - PERSONAL SERVICE 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.



(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.

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 ______ day of ______, 2 y by the affiant who is

personally known to me

NOTARY PUBLIC
My Commission Expires: 12/19

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
AMANDA RUMMEL

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC (843) 577-9696

Our Job Serial Number: FES-2024008653

DEC 9'24 and 11:32



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,

Susan (Allie) Callison, Attorney at Law PO Box 153 Hillsboro, WV 24946 sacallisonlaw@gmail.com 304-871-7223

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 cel tificate 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, Atm: 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.

DEC 26'24 PM1:59 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.

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 sufficent 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