

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

WVTK LLC
18102 SENECA TRAIL
MARLINTON WV 24954-6840

PK 1790 PG 0523

This deed made this 24th day of February, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTK 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 2024, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2022 to 2023, and WVTK LLC for the sum of \$1,558.62, 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
2023-C-000171	HICKMAN VADA L

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 WVTK 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 Harrison, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2023-C-000171	1 LOT 1 S-D 18-19 WILLIAMS ADD	Clark Clarksburg Corp District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,558.62.

Witness the following signature:

Christal G. Perry

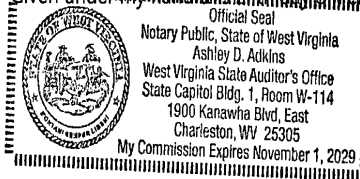
Christal G. Perry
Appointee of the Honorable Mark A. Hunt, State Auditor

Harrison County
John R Spires, Clerk
Instrument 202500006647
03/18/2025 @ 10:59:56 AM
TAX DEED
Book 1790 @ Page 523
Pages Recorded 49
Recording Cost \$ 99.00
Transfer Tax \$ 11.00
Farm Land Tax \$ 3.00

State of West Virginia
County of Kanawha, to wit:

I, Ashley D. Adkins, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 24th day of February, 2025, has acknowledge they same before me in said County.

Given under my hand this 24th day of February, 2025. My commission expires November 1, 2029,



Ashley D. Adkins
Ashley D. Adkins
Notary Public

This instrument was prepared from a form by Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, as provided for in Chapter 11A, Article 3, Section 59 of the Code of West Virginia.

EX 1790 00524

CERTIFICATE OF CERTIFICATION NO: 2023-C- 000171

HARRISON COUNTY COUNTY 03 CLARK-CLARKSBURG DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF HARRISON COUNTY
ON 10/31/2023 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 03 27 0280 0000 0000 ACCOUNT # 06020548

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2022 0000007134	HICKMAN VADA L	1 LOT 1 S-D 18-19
	1081 MAPLEWOOD DR	WILLIAMS ADD
	BRIDGEPORT	WV 263309848
	DELINQUENT TAXES	558.92
	INTEREST	41.92
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2023 0000007351	630.71
	TOTAL	1301.55

GIVEN UNDER MY HAND THIS DATE 10/31/2023.

SHERIFF, COUNTY OF HARRISON COUNTY

EX 1790 00525

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: HARRISON COUNTY 2023-C-000171

Memorandum of real estate sold in the county of HARRISON on this 8th day of May, 2024 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: 1 LOT 1 S-D 18-19 WILLIAMS ADD**District:** CLARK CLARKSBURG CORP **Map:** 27 **Parcel:** 0280 0000 0000**Taxpayer:**

HICKMAN VADA L
1081 MAPLEWOOD DR
BRIDGEPORT, WV 26330-9848

Delinquent Taxes: 2022 - 7134	\$670.84
Interest on Delinquent Taxes	\$46.96
Subsequent Taxes: 2023-7351	\$667.63
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$107.09
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,558.62
Amount Due	\$1,558.62
Surplus	\$0.00

Purchaser:

WVTK LLC
18102 SENECA TRAIL
MARLINTON, WV 24954



John B. McCuskey
John B. McCuskey, State Auditor

The purchase of the listed property has been approved pending clearance of your payment by your financial institution. The list of names, addresses and payment must be submitted to the West Virginia State Auditor's Office by September 5, 2024, 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.

{952A0219-828B-4768-8DEBC880E9F6AD8}APPROVAL LETTER}

BK 1790 00526

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$422.81

Billing Name / Organization: WVTK LLC

Address: 18102 SENECA TRAIL

City / State / Zip: MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2023-C-000171

County: HARRISON COUNTY

Legal Description: 1 LOT 1 S-D 18-19 WILLIAMS ADD

Map: 27 Parcel: 0280 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

VADA HICKMAN
114 LANG AVE
CLARKSBURG, WV 26301
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

VADA HICKMAN
1081 MAPLEWOOD DR
BRIDGEPORT, WV 26330
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

CITY OF CLARKSBURG
222 W MAIN ST
CLARKSBURG, WV 26301-2908
USA

FEB 24 PM 12:25

OK 1790 160527

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☐	☐	☒	☐	☐	☒	☐

OCCUPANT
114 LANG AVE
CLARKSBURG, WV 26301
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
☒	☐	☒	☐	☐	☐	☐

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
☒	☐	☒	☐	☐	☐	☐

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.

10/6/24 PM 12:35

EX 1790 190528

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

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

RE: HICKMAN VADA L

1 LOT 1 S-D 18-19 WILLIAMS ADD
CLARK-CLARKSBURG CORP District
Harrison County, West Virginia

Certificate No. 2023-C-000171 CIN CTS-17-2023-171

Dear Oak Hall,

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

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



EX 1790 190528

TITLE WORKSHEET



HARRISON County - 17

Name(s) HICKMAN VADA L

CLARK-CLARKSBURG CORP Dist (03) Map 0027 Parcel 0280 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-17-2023-171

Description 1 LOT 1 S-D 18-19 WILLIAMS ADD

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: HICKMAN VADA L Book/Page: 1233/ 42 Tax Class: 2

LANDBOOK 2021: HICKMAN VADA L Book/Page: 1233 / 42 Tax Class: 2

LANDBOOK 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001: HICKMAN MARGARET K & VADA L Book/Page: 1233/ 42 Tax Class: 2

Assessment date: 7/1/2021 Delinquent Tax Year: 2022

TRANSFERS		GRANTOR	GRANTEE
Description LT 1		Description WILLIAMS SD	Description CLARK DIST
11/12/1992	POWELL NAOMI L TRUSTEE	DEED 1233/42	HICKMAN MARGARET K HICKMAN VADA L
Adverse Item Table	OC/FT	DT	liens
HICKMAN VADA L			SCTL-51-71 SCTL-47-1057
HICKMAN MARGARET K			
POWELL NAOMI L TRUSTEE			

REFERENCE ITEMS

JTROS
no return to grantee address

17-DEED-1233-42

2023 04 12 07

DB-1621-491,DB-1621-488,DB-1616-863,DB-1616-860,DB-1598-356,DB-1598-352,DB-1595-1193,DB-1595-1188,DB-1584-527,DB-1584-523,DB-1582-1033,DB-1582-1027,DB-1582-938,DB-1582-933,DB-1582-359,DB-1582-354,DB-1580-125,DB-1580-121,DB-1577-329,DB-1577-326,DB-1575-1330,DB-1575-1327,DB-1570-121,DB-1570-117,DB-1566-581,DB-1566-578,DB-1566-573,DB-1558-1217,DB-1558-1213,DB-1551-1148,DB-1551-1143,DB-1551-1138,DB-1549-1,DB-1548-1346,DB-1546-96,DB-1546-93,DB-1541-1234,DB-1541-1230,DB-1523-150,DB-1523-147,DB-1522-472,DB-1522-467,DB-1522-464,DB-1522-459,DB-1514-1269,DB-1514-1266,DB-1513-806,DB-1513-803,DB-1501-1044,DB-1501-1040,DB-1500-143,DB-1500-138,DB-1499-410,DB-1499-407,DB-1499-403,DB-1499-399,DB-1498-144,DB-1498-138,DB-1485-1236,DB-1485-1231,DB-1481-1098,DB-1481-1091,DB-1480-597,DB-1480-595,DB-1479-1022,DB-1479-1018,DB-1452-1125,DB-1452-1122,DB-1452-21,DB-1452-16,DB-1435-66,DB-1435-63,DB-1422-486,DB-1422-481,DB-1420-1345,DB-1420-1343,DB-1420-1335,DB-1420-1341,DB-1419-430,DB-1419-426,DB-1415-1000,DB-1415-998,DB-1415-546,DB-1415-543,DB-1411-61,DB-1411-58,DB-1410-1039,DB-1410-1035,DB-1400-1129,DB-1400-1126,DB-1400-780,DB-1400-777,DB-1397-1034,DB-1397-1031,WILL-161-630,DB-1395-703,DB-1395-700,DB-1392-348,DB-1392-343,DB-1386-713,DB-1386-709,DB-1386-563,DB-1386-559,DB-1384-1142,DB-1384-1137,DB-1383-1192,DB-1383-1189,DB-1380-1087,DB-1380-1085,DB-1380-1080,DB-1379-1121,DB-1379-1118,DB-1376-1052,DB-1376-1048,DB-1376-1043,DB-1370-821,DB-1370-814,DB-1369-521,DB-1369-513,DB-1369-508,DB-1366-1273,DB-1366-1268,DB-1364-1280,DB-1364-1277,DB-1364-538,DB-1360-84,DB-1360-82,DB-1356-769,DB-1356-763,DB-1355-1041,DB-1355-1037,DB-1355-1031,DB-1352-178,DB-1352-175,DB-1352-173,DB-1352-170,DB-1352-99,DB-1352-96,DB-1350-172,DB-1350-169,DB-1346-1063,DB-1346-1061,DB-1345-1184,DB-1345-1181,DB-1345-717,DB-1345-713,DB-1342-36,DB-1342-33,DB-1340-1255,DB-1340-1250,DB-1340-1244,DB-1339-647,DB-1339-642,DB-1334-1021,DB-1334-1019,DB-1333-625,DB-1333-621,DB-1328-916,DB-1328-913,DB-1327-391,DB-1327-386,DB-1323-1165,DB-

CTS-17-2023-171

1323-1161,DB-1321-269,DB-1321-263,DB-1320-79,DB-1320-76,DB-1317-420,DB-1317-415,DB-1317-319,DB-1317-314,DB-1312-900,DB-1312-892,DB-1310-579,DB-1310-575,DB-1306-204,DB-1306-201,DB-1306-198,DB-1304-1286,DB-1304-1278,DB-1301-384,DB-1301-381,DB-1301-122,DB-1301-119,DB-1300-999,DB-1300-996,DB-1300-992,DB-1298-1123,DB-1298-1120,DB-1297-1077,DB-1297-1073,DB-1297-324,DB-1297-316,DB-1296-763,DB-1296-754,DB-1295-342,DB-1295-338,DB-1294-554,DB-1294-550,DB-1289-1275,DB-1289-1272,DB-1286-545,DB-1286-542,DB-1284-669,DB-1284-666,DB-1284-662,DB-1284-658,DB-1284-654,DB-1284-647,DB-1282-986,DB-1282-982,DB-1279-655,DB-1279-652,DB-1279-649,DB-1279-646,DB-1277-948,DB-1277-945,DB-1275-694,DB-1275-697,DB-1274-28,DB-1274-25,DB-1272-234,DB-1272-225,DB-1269-721,DB-1269-725,DB-1268-303,DB-1268-298,DB-1268-296,DB-1268-186,DB-1268-183,DB-1264-760,DB-1264-758,DB-1263-111,DB-1263-108,DB-1262-418,DB-1262-415,DB-1262-208,DB-1262-161,DB-1262-158,DB-1256-1022,DB-1256-1019,DB-1254-117,DB-1254-115,DB-1252-1027,DB-1252-1020,DB-1252-950,DB-1252-947,DB-1251-651,DB-1251-647,DB-1250-599,DB-1250-597,DB-1249-838,DB-1249-835,DB-1249-832,DB-1249-829,DB-1247-899,DB-1247-895,DB-1246-1133,DB-1246-1130,DB-1245-1210,DB-1245-1207,DB-1245-96,DB-1245-88,DB-1243-1046,DB-1243-1043,DB-1241-1283,DB-1241-1280,DB-1241-1161,DB-1241-1159,DB-1240-633,DB-1240-631,DB-1239-425,DB-1233-39,DB-1232-1090,DB-1232-1087,DB-1232-779,DB-1232-776,DB-1232-768,DB-1232-763,DB-1228-653,DB-1226-688,DB-1226-686,DB-1222-352,DB-1222-350,DB-1222-70,DB-1222-67,DB-1217-859,DB-1217-855,DB-1216-1236,DB-1216-1230,DB-1216-222,DB-1216-219,DB-1215-105,DB-1215-102,DB-1214-884,DB-1214-882,DB-1212-1126,DB-1212-1122,DB-1212-676,DB-1212-672,DB-1210-356,DB-1210-353,DB-1204-373,DB-1204-367,DB-1203-994,DB-1203-991,DB-1202-329,DB-1202-326,DB-1201-1245,DB-1201-1240,DB-1200-1258,DB-1200-1255,DB-1200-688,DB-1200-685,DB-1197-1325,DB-1197-1320,DB-1197-326,DB-1197-322,DB-1196-629,DB-1196-626,DB-1193-1209,DB-1193-1206,DB-1185-551,DB-1184-1022,DB-1184-1019,DB-1183-10,DB-1182-587,DB-1182-585,DB-1181-154,DB-1181-151,DB-1181-148,DB-1181-145,DB-1181-139,DB-1176-1035,DB-1176-1033,DB-1174-493,DB-1174-489,DB-1174-372,DB-1174-368,DB-1171-770,DB-1171-767,DB-1165-389,DB-1165-387,DB-1163-57,DB-1163-54,DB-1162-229,DB-1162-227,DB-1162-169,DB-1162-166,DB-1161-640,DB-1161-636,DB-1153-1086,DB-1153-1082,DB-1153-1091,DB-1153-1089,DB-1152-266,DB-1152-263,DB-1151-333,DB-1151-331,DB-1153-887,DB-1153-885,DB-1148-219,DB-1148-216,DB-1145-201,DB-1145-198,DB-1145-660,DB-1145-658,DB-1143-525,DB-1143-522,DB-1142-771,DB-1142-768,DB-1141-371,DB-1141-368,DB-1141-333,DB-1141-330,DB-1139-892,DB-1139-890,DB-1137-320,DB-1137-315,DB-1136-663,DB-1136-661,DB-1135-640,DB-1135-636,DB-1137-575,DB-1137-573,DB-1133-1024,DB-1133-1021,DB-1133-1155,DB-1133-1153,DB-1133-1150,DB-1133-720,DB-1133-717,DB-1133-711,DB-1132-1095,DB-1132-1092,DB-1131-880,DB-1131-878,DB-1131-1009,DB-1131-1002,DB-1131-848,DB-1131-845,DB-1133-1127,DB-1133-1124,DB-1128-1029,DB-1128-1026,DB-1128-949,DB-1128-947,DB-1128-680,DB-1128-678,DB-1127-772,DB-1127-769,DB-1128-275,DB-1128-264,DB-1126-743,DB-1126-741,DB-1126-274,DB-1126-270,DB-1125-220,DB-1125-218,DB-1119-717,DB-1119-711,DB-1119-450,DB-1119-447,DB-1119-1139,DB-1119-1136,DB-1116-1122,DB-1116-1118,DB-1112-607,DB-1112-604,DB-1110-703,DB-1110-701,DB-1108-456,DB-1108-453,DB-1102-896,DB-1102-894,DB-1098-707,DB-1098-704,DB-1099-665,DB-1099-662,DB-1099-47,DB-1099-45,DB-1096-375,DB-1096-372,DB-1096-370,DB-1090-1057,DB-1090-1055,DB-1082-365,DB-1082-361,DB-1081-1094,DB-1081-1092,DB-1080-923,DB-1080-925,DB-1071-959,DB-1071-956,DB-1071-211,DB-1071-209,DB-1071-207,DB-1065-862,DB-1065-859,DB-1065-499,DB-1065-496,DB-1054-515,DB-1054-511,DB-1054-507,DB-1054-502,DB-1053-1061,DB-1053-1056,DB-1053-1053,DB-1048-715,DB-1048-711,DB-1047-509,DB-1047-507,DB-1047-243,DB-1047-238,DB-1046-904,DB-1046-901,DB-1045-1010,DB-1045-1007,DB-1044-273,DB-1044-270,DB-1040-900,DB-1040-898,DB-1042-185,DB-1042-182,DB-1037-1095,DB-1036-637,DB-1036-635,DB-1031-717,DB-1031-715,DB-1031-997,DB-1031-994,DB-1031-664,DB-1031-661,DB-1032-821,DB-1032-817,DB-1032-180,DB-1032-177,DB-1020-412,GENERAL ORDER-47-116,GENERAL ORDER-47-98,FIDUCIARY ORDER-99-368,EXT W/O BOND-106-730,RELEASE-299-1013,RELEASE-278-790,RELEASE-259-538,RELEASE-246-871,DT-773-39,APPRAISMENT-405-793,MARRIAGE RECORD-89-140,COMMISSION SETTLEMENT-409-128,WILL-175-1163,WILL ORDER-113-888,APPRAISMENT-485-290,DEATH RECORD-2012-362,LEASE-1422-1123,LEASE-1422-1125,EXT W/O BOND-113-889,ADMIN CLOSE ORDER-128-652,REPORT DELINQ/NONENTERED LAND-24-424,LEASE-1519-1224,LEASE-1519-1193,BIRTH RECORD-24-111A,RELEASE NO CHARGE-385-544

1790 00530

Deanna M. Justice

From: Oak Hall <oak@livewv.com>
Sent: Wednesday, August 14, 2024 11:50 AM
To: TitleVerification-List
Subject: Fwd: CTS-17-2023-171 Taxlien Title Verification
Attachments: CTS-17-2023-171-titlework.pdf

Harrison 23-C-171

External Email: Please use caution when clicking embedded hyperlinks or opening attachments. If you suspect this email of containing malicious links or attachments immediately report this email with the report phishing button.

----- Original Message -----

Subject: CTS-17-2023-171 Taxlien Title Verification
Date: 2024-08-14 11:33
From: "oak@scenicmls.com" <oak@scenicmls.com>
To: oak@livewv.com
Reply-To: oak@scenicmls.com

Hi! (titleverification@wvsao.gov) Attached please find title verification for CTS-17-2023-171. Thanks Oak

EX 1790 10532

Susan (Allie) Callison, Attorney at Law
PO Box 153
Hillsboro, WV 24946
sacallisonlaw@gmail.com 304-871-7225

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

RE: HICKMAN VADA L

1 LOT 1 S-D 18-19 WILLIAMS ADD
CLARK-CLARKSBURG CORP District
Harrison County, West Virginia

Certificate No. 2023-C-000171 CIN CTS-17-2023-171

Dear Oak Hall,

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

/s/ Susan A Callison
Susan A Callison
WV State Bar #14541



TITLE WORKSHEET



HARRISON County - 17

Name(s) HICKMAN VADA L

CLARK-CLARKSBURG CORP Dist (03) Map 0027 Parcel 0280 Sub 0000SPLIT0000

TITLE WORK CODE: CTS-17-2023-171

Description 1 LOT 1 S-D 18-19 WILLIAMS ADD

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2023, 2022, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013: HICKMAN VADA L Book/Page: 1233/42 Tax Class: 2

LANDBOOK 2021: HICKMAN VADA L Book/Page: 1233/42 Tax Class: 2

LANDBOOK 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001: HICKMAN MARGARET K & VADA L Book/Page: 1233/42 Tax Class: 2

Assessment date: 7/1/2021 Delinquent Tax Year: 2022

TRANSFERS	GRANTOR	GRANTEE
-----------	---------	---------

Description LT 1 Description WILLIAMS SD Description CLARK DIST

11/12/1992	POWELL NAOMI L TRUSTEE	DEED 1233/42	HICKMAN MARGARET K HICKMAN VADA L
------------	------------------------	-----------------	--------------------------------------

Adverse Item Table	OC/FT	DT	liens
HICKMAN VADA L			SCTL-51-71 SCTL-47-1057
HICKMAN MARGARET K			
POWELL NAOMI L TRUSTEE			

REFERENCE ITEMS

JTROS no return to grantee address	17-DEED-1233-42
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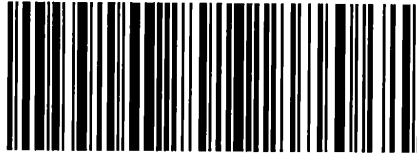
CTS-17-2023-171

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

EW 1700 000505

USPS CERTIFIED MAIL



9414 8091 0924 9001 3737 87



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

1790 10536

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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

EX1790 00537



(2023-C-000171-HARRISON COUNTY- WVTK LLC)

THE EXPONENT TELEGRAM
POST OFFICE BOX 2000
CLARKSBURG, WV 26302-2000

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

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Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2022 - 7134 .	\$771.47
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 2023-7351 .	\$718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,681.54

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Given under my hand August 22, 2024

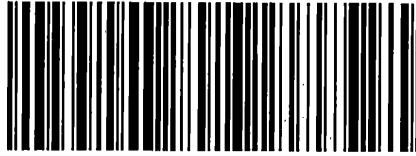
G. Russell Rollyson, Jr.

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 3737 94



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

PK1790 100539

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
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(2023-C-000171-HARRISON COUNTY-WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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.

41790 180540

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



(2023-C-000171-HARRISON COUNTY- WVTK LLC)

THE SHINNSTON NEWS/HARRISON COUNTY
POST OFFICE BOX 429
LEWISBURG, WV 24901

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

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G. Russell Rollyson, Jr.

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

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

001790 00541



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
114 LANG AVE
CLARKSBURG, WV 26301

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

1790 00542

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

OCCUPANT - REGULAR MAIL
114 LANG AVE
CLARKSBURG, WV 26301

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successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners,
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the subject property.

01790 00543

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



(2023-C-000171-HARRISON COUNTY- WVTk LLC)

OCCUPANT - REGULAR MAIL
114 LANG AVE
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

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Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

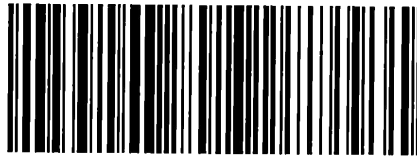
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Deputy Commissioner of Delinquent and
Nonentered Lands of HARRISON County, State of West Virginia

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KL790 00544

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 3641 50



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

VADA HICKMAN
114 LANG AVE
CLARKSBURG, WV 26301

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

P1790 P0545

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

VADA HICKMAN
114 LANG AVE
CLARKSBURG, WV 26301

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PK 1790-00546

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



(2023-C-000171-HARRISON COUNTY- WVTK LLC)

VADA HICKMAN
114 LANG AVE
CLARKSBURG, WV 26301

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

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Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



UNITED STATES
POSTAL SERVICE.

941790 80567

Date Produced: 09/09/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3641 50. Our records indicate that this item was delivered on 09/06/2024 at 06:13 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

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

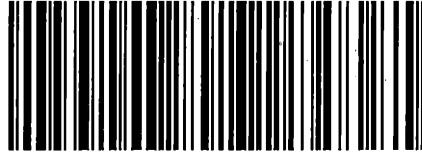
The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 2023-C-000171 HARRISON

EX1790 P0548

USPS CERTIFIED MAIL

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



9414 8091 0924 9001 3642 66



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

EX1790 80549

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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.

AK1790 00550

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



(2023-C-000171-HARRISON COUNTY- WVTk LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

You will take notice that WVTk LLC , the purchaser of the following real estate, **Cert No. 2023-C-000171** , located in CLARK CLARKSBURG CORP District, 1 LOT 1 S-D 18-19 WILLIAMS ADD which was returned delinquent or nonentered in the name of HICKMAN VADA L , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 2022 - 7134 .	\$771.47
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 2023-7351 .	\$718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,681.54

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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



1790 00551

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3642 66. Our records indicate that this item was delivered on 08/26/2024 at 06:39 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV 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.

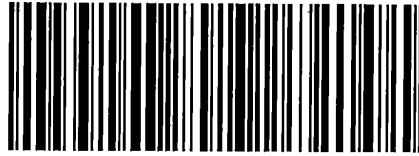
Sincerely,
United States Postal Service

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: 2023-C-000171 HARRISON

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

K1790 100552
USPS CERTIFIED MAIL



9414 8091 0924 9001 3642 59



(2023-C-000171-HARRISON COUNTY-WVTK LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

DK 1790 80553

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

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

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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.

1790 10554

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



(2023-C-000171-HARRISON COUNTY- WVTK LLC)

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

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000171** , located in CLARK CLARKSBURG CORP District, 1 LOT 1 S-D 18-19 WILLIAMS ADD which was returned delinquent or nonentered in the name of HICKMAN VADA L , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 2022 - 7134 .	\$771.47
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 2023-7351 .	\$718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,681.54

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

11790 10555

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3642 59. Our records indicate that this item was delivered on 08/26/2024 at 12:41 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.

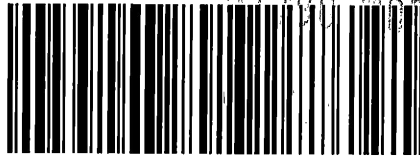
Sincerely,
United States Postal Service

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: 2023-C-000171 HARRISON

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



171700 70756

9414 8091 0924 9001 3641 74



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

CITY OF CLARKSBURG
222 W MAIN ST
CLARKSBURG, WV 26301-2908

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

EX1790 00557

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



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

CITY OF CLARKSBURG
222 W MAIN ST
CLARKSBURG, WV 26301-2908

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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.

1790 00558

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



(2023-C-000171-HARRISON COUNTY- WVTK LLC)

CITY OF CLARKSBURG
222 W MAIN ST
CLARKSBURG, WV 26301-2908

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

You will take notice that WVTK LLC , the purchaser of the following real estate, **Cert No. 2023-C-000171** , located in CLARK CLARKSBURG CORP District, 1 LOT 1 S-D 18-19 WILLIAMS ADD which was returned delinquent or nonentered in the name of HICKMAN VADA L , and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTK LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 2022 - 7134 .	\$771.47
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 2023-7351 .	\$718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,681.54

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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



PU1790 00559

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3641 74. Our records indicate that this item was delivered on 08/26/2024 at 02:12 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

C. W. Cox
C. W. Cox
222 ... St

Address of Recipient :

C. W. Cox
C. W. Cox
222 ... St

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: 2023-C-000171 HARRISON



R1790-00560

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3737 94. Our records indicate that this item was delivered on 08/26/2024 at 11:28 a.m. in LEWISBURG, WV 24901. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jeanette Albough
Jeanette Albough

Address of Recipient :

Po Box 429

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: 2023-C-000171 HARRISON



1790 00561

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3737 87. Our records indicate that this item was delivered on 08/26/2024 at 12:40 p.m. in CLARKSBURG, WV 26301. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink that appears to read "B Matthews".

B Matthews

Address of Recipient :

2000

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.

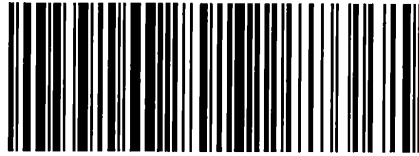
Sincerely,
United States Postal Service

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: 2023-C-000171 HARRISON

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 3641 67

EK1790 000562



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

VADA HICKMAN
1081 MAPLEWOOD DR
BRIDGEPORT, WV 26330

952AD21B-828B-4758-8DEBCB80E9EF6AD8}[NTR LETTER]

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

1790-760563



(2023-C-000171-HARRISON COUNTY-WVTK LLC)

VADA HICKMAN
1081 MAPLEWOOD DR
BRIDGEPORT, WV 26330

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, 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



(2023-C-000171-HARRISON COUNTY- WVTk LLC)

VADA HICKMAN
1081 MAPLEWOOD DR
BRIDGEPORT, WV 26330

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

You will take notice that WVTk LLC, the purchaser of the following real estate, **Cert No. 2023-C-000171**, located in CLARK CLARKSBURG CORP District, 1 LOT 1 S-D 18-19 WILLIAMS ADD which was returned delinquent or nonentered in the name of HICKMAN VADA L, and was sold by the deputy commissioner of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WVTk LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 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 2022 - 7134 .	\$771.47
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 2023-7351 .	\$718.72
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$983.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,681.54

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

Given under my hand August 22, 2024

G. Russell Rollyson, Jr.

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

PK1790-00565

Date Produced: 09/02/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 3641 67. Our records indicate that this item was delivered on 08/26/2024 at 01:34 p.m. in BRIDGEPORT, WV 26330. The scanned image of the recipient information is provided below.

Signature of Recipient :


Courtney Hardisty

Address of Recipient :

10815 Maple
Bridgeport WV 26330

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: 2023-C-000171 HARRISON

PK1790 PG0566

CERTIFIED MAIL™

CHARLESTON WV



USPS CERTIFIED MAIL

2024 PM

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



9414 8091 0924 9001 3641 50

(2023-C-000171-HARRISON COUNTY-WVTK LLC)

VADA HICKMAN
114 LANG AVE
CLARKSBURG, WV 26301

26301-320314
25305>0021

24 SEP 9AM12:05

HICKMAN
REMOVED LEFT NO ADDRESS
RETURN TO SENDER
BC: 25305002139
*0671-02839-23-39

DK1790 PG0567



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
ZIP 25311 \$000.59³
02 4W
0000377368AUG 26, 2024

OCT 9 '24 AM10:53

Final

(2023-C-000171-HARRISON COUNTY-WVTK LLC)
OCCUPANT - REGULAR MAIL
114 LANG AVE
CLARKSBURG, WV 26301

CAACB6699828888
FWD

NIXIE 15290 09/28/2024
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 5693899955

Shinnston News & Harrison County Journal

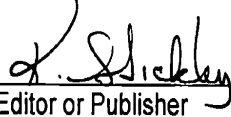
MOUNTAIN MEDIA LLC
Post Office Box 429, Lewisburg, WV 24901
304-647-5724

CERTIFICATE OF PUBLICATION

State of West Virginia
County of Harrison, SS:

I, **Kathleen Stickley**, one of the Editors or Agents of **Shinnston News & Harrison County Journal**, a weekly newspaper of general circulation published in the County of Harrison, State of West Virginia, do certify that publication of the advertisement or advertisements **Notice to Redeem: 2023-C-000171-Harrison County-WVTK LLC**, attached hereto was made in **3 issue(s)** of the newspaper, dated **September 5th, 12th and 19th, 2024**.

Given under my hand this **19th** Day of **September 2024**.



Editor or Publisher

SEP 20 2024 AM 11:29

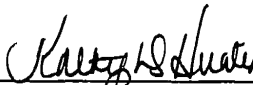
\$172.84

Publication fee

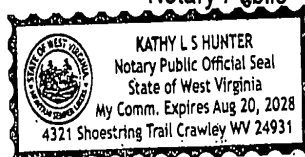
Subscribed and Sworn to before me

This 19 day of September, 20 24

My commission expires: August 20, 2028

Signature 

Notary Public



Harrison County
Journal

Sept. 18, 2024 - Sept. 25, 2024

LEGAL

(2022-C-000171 - Harrison County - WYTK LLC)

To: VADA HICKMAN, VADA HICKMAN, CITY OF CLARKSBURG, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, executors, 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 an interest in the subject property.

DISTRICT CLARK CLARKSBURG CORP MAP 27 PARCEL 0280 0000 0000

You will take notice that WYTK LLC, the purchaser of the following real estate, Cert. No. 2022-C-000171, located in CLARK CLARKSBURG CORP District, 1 LOT 1 S-D 18-19 WILLIAMS ADD, which was returned delinquent or nonentered in the name of HICKMAN VADA L and was sold by the deputy commissioners of delinquent and nonentered lands of HARRISON County at the sale for the delinquent taxes on May 8, 2024. WYTK LLC requests that you be notified a deed for each real estate will be made on or after February 1, 2025, as provided by law, unless before that day you redeem each real estate. The amount needed to redeem on or before January 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 2022 - 7319.	\$ 771.47
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 2023 - 11194.	\$ 718.72
Additional taxes with interest	\$ 0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$ 207.40
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$ 983.95
Additional Statutory Fees with interest.	\$ 0.00
Total Amount Due and Payable to WV State Auditor - cashless check, money order, certified or personal check.	\$ 2,681.54

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

Given under my hand August 22, 2024

G. Russell Rollison, Jr.

G. Russell Rollison, Jr.

Deputy Commissioner of Delinquent and

Nonentered Lands of GREENBRIER 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

(2023-C-000171-HARRISON
COUNTY-WVTK LLC)

To: VADA HICKMAN, VADA HICK-
MAN, CITY OF CLARKSBURG,
OCCUPANT, IRS, ATTN: ADVISORY
CONSOLIDATED RECEIPTS, WV
STATE TAX DEPARTMENT, or heirs
at law, devisees, creditors, represen-
tatives, successors, assigns, all
known heirs, guardians, conservators,
fiduciaries, administrators, lienhold-
ers, 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 CLARK CLARKSBURG
CORP MAP 27 PARCEL 0290 0000
0000

You will take notice that WVTK LLC,
the purchaser of the following real
estate, Cert No. 2023-C-000171,
located in CLARK CLARKSBURG
CORP District 1 LOT 1 S-D 18-19
WILLIAMS ADD which was returned
delinquent or nonentered in the name
of HICKMAN VADA L., and was sold
by the deputy commissioner of
delinquent and nonentered lands of
HARRISON County at the sale for the
delinquent taxes on May 8, 2024.
WVTK LLC requests that you be
notified a deed for such real estate
will be made on or after February 1,
2025, as provided by law, unless
before that day you redeem such real
estate. The amount needed to
redeem on or before January 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 2022 - 7134.

\$771.47

Back tax tickets, with interest, and
charges due on the date of certifica-
tion for ticket number.

\$0.00

Subsequent of taxes paid on the
property, with interest to for tax year
2023-7351.

\$718.72

Additional taxes with interest.

\$0.00

Auditor's Certification, Publication,
and Redemption fee plus interest.

\$207.40

Amount paid for Title Examination,
notice to redeem, publication, person-
al service, Secretary of State with
interest.

\$893.95

Additional Statutory Fees with Inter-
est.

\$0.00

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

\$2,881.54

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

Given under my hand August 22,
2024

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

Please return this letter and
payment to the West Virginia
State Auditor's Office,
County Collections Division
1800 Kanawha Boulevard East
Building 1, Room W-114
Charleston, West Virginia 25305
Questions, please call
1-888-509-6598

OCT 9 '24 AM 11:07

PK1790 00571

PUBLISHER'S CERTIFICATE

I, Crystal Hardy
Classified Manager of THE EXPONENT
TELEGRAM, a newspaper of general circulation
published in the city of Clarksburg, County and state
aforesaid, do hereby certify that the annexed:

**2023-C-000171-HARRISON COUNTY-WVTK
LLC**

was published in THE EXPONENT-TELEGRAM 3
time(s) commencing on 09/18/2024 and ending on
10/02/2024 at the request of

WV STATE AUDITOR OFFICE EXPONENT.

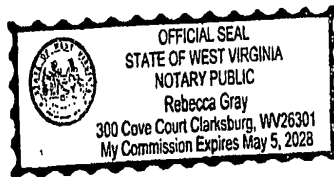
Given under my hand this 10/02/2024.

The publisher's fee for said publication is: \$136.06.

Crystal Hardy
Classified Manager of The Exponent-Telegram

Subscribed to and sworn to before me this
10/02/2024

Rebecca Gray
Notary Public in and for Harrison County, WV



My commission expires on
The 5th day of May 2028
OCT 9 '24 AM 11:07

