

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

This deed made this 5th day of December, 2024 by and between G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, G. Russell Rollyson, Jr., appointee of the Honorable John B. McCuskey, State Auditor, did in the month of May, in the year 2023, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2021 to 2022, and WVTA LLC for the sum of \$5,000.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name of COMBS KATHERINE & CHRISTOPHER; and

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

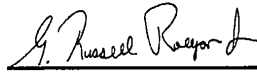
Whereas, The tax lien(s) on the real estate so purchased has not been redeemed in the manner provided by law and the time for redemption set in such notice has expired;

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

The undersigned hereby declares that the consideration paid for the conveyance is \$5,000.00.

Certificate of Sale Number: 2022-C-001748
1A HAYNES BRANCH, POCA DISTRICT

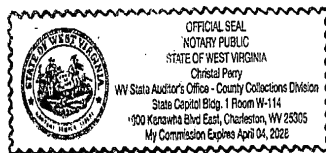
Witness the following signature:

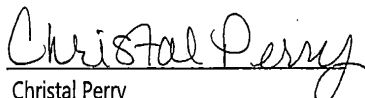
DEED 3220 354
Recorded In Above Book and Page
01/16/2025 08:09:23 AM
Vera J. McCormick
County Clerk
Kanawha County, WV

Deed Tax 27.50
Recordings Fee 206.00
TOTAL 233.50
G. Russell Rollyson, Jr.
Appointee of the Honorable John B. McCuskey, State Auditor

State of West Virginia
County of Kanawha, to wit:

I, Christal Perry, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that G. Russell Rollyson, Jr., Appointee of the Honorable John B. McCuskey, State Auditor, whose name is signed to the foregoing writing bearing the date of the 5th day of December, 2024, has acknowledge they same before me in said County.

Given under my hand this 5th day of December, 2024. My commission expires April 4, 2028,




Christal Perry
Notary Public

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

CERTIFICATE OF CERTIFICATION NO: 2022-C- 001748

KANAWHA

COUNTY 24 POCA

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 24 25 0037 0000 0000 ACCOUNT # 06832804

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2021 0000107098	COMBS KATHERINE & CHRISTOPHER 48 PAPAW LN. SISSONVILLE	1A HAYNES BRANCH WV 25320
	DELINQUENT TAXES	465.62
	INTEREST	34.92
	PUBLICATIONS & NOTICES	65.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2022 0000106911	530.51
	TOTAL	1111.05

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

SHERIFF, COUNTY OF KANAWHA

SALE APPROVAL LETTER

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

Certificate of Sale Number: KANAWHA COUNTY 2022-C-001748

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

Property Description: 1A HAYNES BRANCH

District: POCA

Map: 25

Parcel: 0037 0000 0000

Taxpayer:

COMBS KATHERINE & CHRISTOPHER
 48 PAPA W LN
 SISSONVILLE, WV 25320

Delinquent Taxes: 2021 - 107098	\$580.54
Interest on Delinquent Taxes	\$40.64
Subsequent Taxes: 2022-106911 Taxpayer: COMBS KATHERINE & CHRISTOPHER	\$561.60
Back Taxes:	\$0.00
Certification Fee	\$25.50
Publication Fee	\$30.60
Auditor's Fee	\$91.08
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$5,000.00
Amount Due	\$1,339.96
Surplus	\$3660.04

Purchaser:

WVTA LLC
 18102 SENECA TRL
 MARLINTON, WV 24954



John B. McCuskey
 John B. McCuskey, State Auditor

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

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$459.10

23 JUL 14 PM 12:44

Billing Name / Organization: WVTa LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-001748

County: KANAWHA COUNTY

Legal Description: 1A HAYNES BRANCH

Map: 25 Parcel: 0037 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHERINE COMBS
48 PAPAW LN
SISSONVILLE, WV 25320-9650
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHRISTOPHER COMBS
48 PAPAW LN
SISSONVILLE, WV 25320-9650
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LINDA BODIE, TRUSTEE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELEMENT FEDERAL CREDIT UNION
 3418 MACCORKLE AVE SE
 CHARLESTON, WV 25304-1335
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

KATHERINE COMBS
 20 PAPAW LN
 SISSONVILLE, WV 25320-9650
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHRISTOPHER COMBS
 20 PAPAW LN
 SISSONVILLE, WV 25320-9650
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WEST VIRGINIA
 STATE TAX DEPARTMENT
 COMPLIANCE DIVISION, AMU
 PO BOX 229
 CHARLESTON, WV 25321-0229
 USA

'28 JUL 14 PM 12:44

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

OCCUPANT
 29 SECOND CREEK CHURCH CIR
 SISSONVILLE, WV 25320
 USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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OCCUPANT
65 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321
USA

If you are an Attorney preparing a title exam, please submit your fee's, bar number and signature on your Firm's letterhead.

23 JUL 14 PM 12:44

MICHAEL C. DOSS

ATTORNEY AT LAW

**821 TENTH AVENUE
MARLINTON, WV 24954**

**TELEPHONE
(304) 799-7119**

**FACSIMILE
(304) 799-7118**

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

RE: COMBS KATHERINE & CHRISTOPHER


**1A HAYNES BRANCH
POCA District
Kanawha County, West Virginia**

Certificate No. 2022-C-001748 CIN CTS-20-2022-1748

Dear Oak Hall,

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

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



**Michael C Doss
STATE BAR NO. 4642**



D125735

23 JUL 14 PM 12:45



D125734

TITLE WORKSHEET

Kanawha County - 20

Name(s) COMBS KATHERINE & CHRISTOPHER Description

1A HAYNES BRANCH POCA Dist (24) Map 0025 Parcel 0037 Sub
0000

TITLE WORK CODE: CTS-20-2022-1748

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2015, 2016, 2017: REED EDSIL & ANNA L Book/Page: 2982 / 0848 Tax Class: 2

LANDBOOK 2018: COMBS SMITH KATHERINE R Book/Page: 2982 / 0848 Tax Class: 2

LANDBOOK 2019, 2020, 2021: COMBS KATHERINE & CHRISTOPHER Book/Page: 2982 / 0848 Tax Class: 2

8/21/17 Katherine Combs ~~MS 2982/0848~~ Katherine Combs

Christopher Combs 2982/848 R/R Katherine Smith

or Katherine Smith

Katherine Smith MS 2982/848 Anna Lorene Reed

aka Katherine Smith

9/28/99 Edsill Reed MS 2748/673 Ann's Carter

Anna Lorene Reed

10/4/84 Ann's Carter MS 2072/649 Edsill Reed

Anna Lorene Reed

Combs, Katherine
Christopher

Smith, Katherine

Smith Katherine

Reed, Anna Lorene

OL

MS

649

72 JUL 14 2017

ETS-20-2022-1748

DEED 3220-302

17

From Katherine Combs & Christopher Combs
~~48 Papaw Lane~~ 48 Papaw Lane
Sissonville, WV 25320

2nd Linda Radt, Trustee

Kanawha County

For: Element Federal Credit Union
3408 MacCordle Avenue S.E.
Charleston, WV 25304

Christopher A. Combs & Katherine A. Combs SH 277/831
20 Papaw Lane
Sissonville, WV 25320

With Names:

Ref 1288/668

48 Papaw Lane

SH 277/831

Sissonville, WV 25320-8150

Ref 1366/706

SH-322/555

State of West

Against Katherine A. Combs

SH-334/487

Address Above

from State of West Virginia

State Department, Compliance Division, APRN

P.O. Box 229

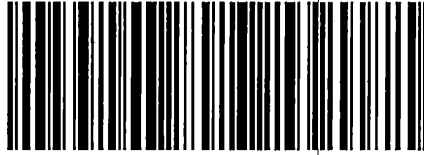
Charleston, WV 25321-0229

Step 6/4/31

2/1/2022

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9830 55



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

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

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

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

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

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

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098 .	\$679.23
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 2022-106911 .	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

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G. Russell Rollyson, Jr.

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Charleston, West Virginia 25305
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Office County Collections Division
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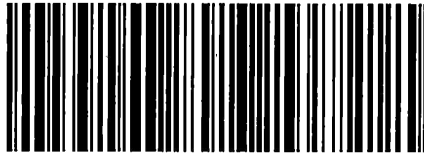
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G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
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Office County Collections Division
1900 Kanawha Boulevard East
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 13



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

STATE OF WEST VIRGINIA
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

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STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
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 County Collections Division
 1900 Kanawha Boulevard East
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(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

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 STATE TAX DEPARTMENT
 COMPLIANCE DIVISION, AMU
 PO BOX 229
 CHARLESTON, WV 25321-0229

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098 .	\$679.23
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 2022-106911 .	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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



Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9810 13. Our records indicate that this item was delivered on 10/10/2023 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	X <i>Kathleen Masler</i>
Printed Name	<i>Kathleen Masler</i>

Address of Recipient :

Delivery Address	<i>Tax</i>
------------------	------------

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

Sincerely,
United States Postal Service

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




Date Produced: 07/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 2669 73. Our records indicate that this item was delivered on 07/15/2024 at 03:03 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Confirmation	
Signature	
Printed Name	DAW

Address of Recipient :

Delivery Address
18102 SMOCA PL

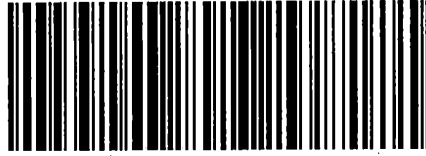
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Sincerely,
United States Postal Service

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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 9000 9809 17



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

LINDA BODIE, TRUSTEE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

LINDA BODIE, TRUSTEE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

LINDA BODIE, TRUSTEE
 3418 MACCORKLE AVE SE
 CHARLESTON, WV 25304-1335

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 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.	\$2,538.19

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Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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ALERT: FLOODING AND SEVERE WEATHER IN THE SOUTH, SOUTHEAST, AND CENTRAL U.S. ...

USPS Tracking[®]

FAQs >

Tracking Number:

Remove X

9414809109249000980917

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)**Latest Update**

We were notified by the shipper to expect your package for mailing. A delivery date will be provided when USPS receives the package.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]**2022-C-1748****KANAWHA COUNTY**

Feedback

Pre-Shipment**● Pre-Shipment, USPS Awaiting Item**

October 6, 2023

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Return Receipt Electronic

USPS Tracking Plus[®]

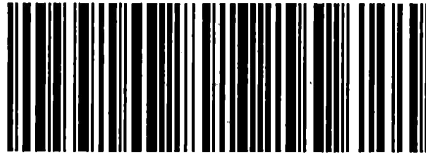
Product Information



See Less ^

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 9000 9791 64



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

WV STATE TAX DEPARTMENT
 PO BOX 229
 CHARLESTON, WV 25321

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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G. Russell Rollyson, Jr.

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

**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

DEED 3220 384 111 11

Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9791 64. Our records indicate that this item was delivered on 10/10/2023 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

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

Address of Recipient :

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

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

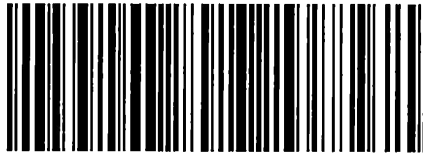
Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-001748 KANAWHA

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 44



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

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

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

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

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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

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 Division 1900 Kanawha Boulevard East
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 Questions, please call 1-888-509-6568**

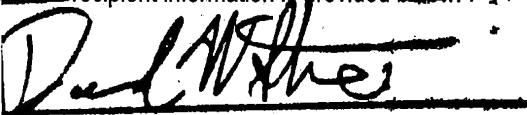


Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9810 44. Our records indicate that this item was delivered on 10/10/2023 at 01:40 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W STONE

Address of Recipient :

7940 Kentucky Drive
Florence, KY 41042

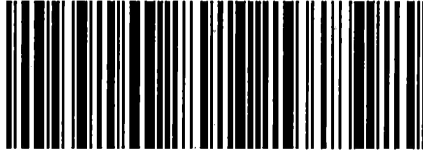
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Sincerely,
United States Postal Service

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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 9000 9808 94



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

KATHERINE COMBS
48 PAPAW LN
SISSONVILLE, WV 25320-9650

BE8693DE-F024-4C2F-82DC92164DBEFB0F][NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

KATHERINE COMBS
48 PAPA W LN
SISSONVILLE, WV 25320-9650

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

KATHERINE COMBS
 48 PAPAW LN
 SISSONVILLE, WV 25320-9650

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

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



DEED 3220 3925000

Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9808 94. Our records indicate that this item was delivered on 10/10/2023 at 12:23 p.m. in CHARLESTON, WV 25320. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M. J. ...".

Address of Recipient :

A handwritten address in black ink, appearing to be "C. A. ...".

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

Sincerely,
United States Postal Service

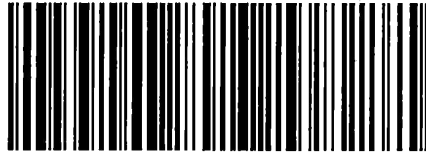
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Customer Reference Number: 2022-C-001748 KANAWHA

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

USPS CERTIFIED MAIL

DEED 3220 393



9414 8091 0924 9000 9809 00



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

CHRISTOPHER COMBS
48 PAPA LN
SISSONVILLE, WV 25320-9650

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

CHRISTOPHER COMBS
48 PAPA LN
SISSONVILLE, WV 25320-9650

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

CHRISTOPHER COMBS
 48 PAPA W LN
 SISSONVILLE, WV 25320-9650

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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 Deputy Commissioner of Delinquent and
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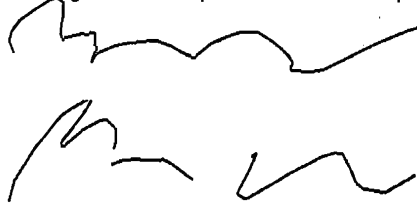


Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9809 00. Our records indicate that this item was delivered on 10/10/2023 at 12:23 p.m. in CHARLESTON, WV 25320. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



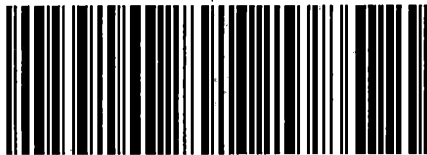
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USPS CERTIFIED MAIL

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 9000 9809 93



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

KATHERINE COMBS
20 PAPA W LN
SISSONVILLE, WV 25320-9650

BE8693DE-F024-4C2F-82DC92164DBEFB0F][NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

KATHERINE COMBS
20 PAPA W LN
SISSONVILLE, WV 25320-9650

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

KATHERINE COMBS
 20 PAPAW LN
 SISSONVILLE, WV 25320-9650

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098 .	\$679.23
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 2022-106911 .	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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

Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9809 93. Our records indicate that this item was delivered on 10/10/2023 at 12:23 p.m. in CHARLESTON, WV 25320. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



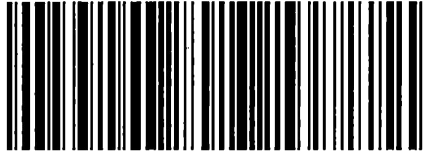
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

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

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 9000 9810 06



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

CHRISTOPHER COMBS
20 PAPAW LN
SISSONVILLE, WV 25320-9650

BE8693DE-F024-4C2F-82DC92164DBEFB0F}{NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

CHRISTOPHER COMBS
20 PAPA LN
SISSONVILLE, WV 25320-9650

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

CHRISTOPHER COMBS
 20 PAPAW LN
 SISSONVILLE, WV 25320-9650

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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G. Russell Rollyson, Jr.

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

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 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**



Date Produced: 10/16/2023

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9000 9810 06. Our records indicate that this item was delivered on 10/10/2023 at 12:23 p.m. in CHARLESTON, WV 25320. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "M. W. ...".

Address of Recipient :

A handwritten address in black ink, appearing to be "C. A. ...".

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

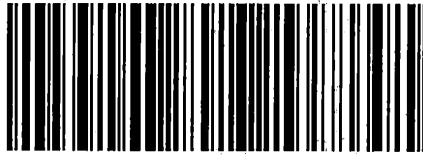
Sincerely,
United States Postal Service

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Customer Reference Number: 2022-C-001748 KANAWHA

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 37



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT
65 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT
65 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

OCCUPANT
 65 SECOND CREEK CHURCH CIR
 SISSONVILLE, WV 25320

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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ALERT: EFFECTIVE NOVEMBER 29, 2024, INTERNATIONAL MAIL SERVICE TO CANADA IS TEM...

USPS Tracking[®]

FAQs >

2022-C-1748

KANAWHA COUNTY

Tracking Number:

Remove X

9414809109249000980924

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

We were notified by the shipper to expect your package for mailing. A delivery date will be provided when USPS receives the package.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Pre-Shipment

● Pre-Shipment, USPS Awaiting Item

October 6, 2023

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Return Receipt Electronic

USPS Tracking Plus[®]

Product Information



See Less ^



Date Produced: 10/30/2023

WEST VIRGINIA SECRETARY OF STATE:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 1251 3410 0003 8566 14. Our records indicate that this item was delivered on 10/26/2023 at 11:02 a.m. in CHARLESTON, WV 25304. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "T. G." followed by a stylized flourish.

Address of Recipient :

A handwritten address in black ink, appearing to be "H. 1. 56".

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: 385661



December 6, 2024

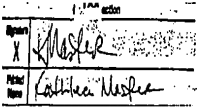

Dear 2022 C 1748 KANAWHA COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0003 8589 60.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	November 1, 2023, 5:40 am
Location:	CHARLESTON, WV 25301
Postal Product:	USPS Ground Advantage™
Extra Services:	Certified Mail™ Return Receipt Electronic

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

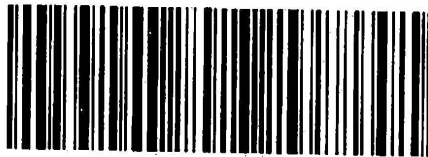
Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

DEED 3220 4110

CERTIFIED MAIL™

CHARLESTON WV 25305

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 37

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

(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT

65 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320



US POSTAGE PAID MTNEY BOWES



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

23 OCT 19 AM 11:08

NIXIE

250 DC 1

0010/15/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999

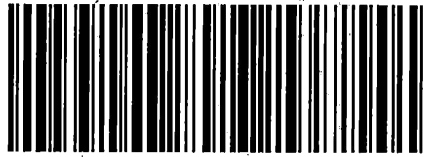
*1871-03727-06-38

25305>0009
25320-73528



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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 20



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, 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
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 Charleston, West Virginia 25305



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

OCCUPANT
 29 SECOND CREEK CHURCH CIR
 SISSONVILLE, WV 25320

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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

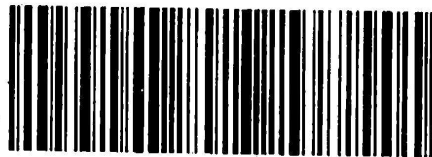
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 West Virginia State Auditor's Office, County Collections
 Division 1900 Kanawha Boulevard East
 Building 1, Room W-114
 Charleston, West Virginia 25305
 Questions, please call 1-888-509-6568**

DEED 3220-415111

CERTIFIED MAIL™

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9810 20

(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

CHARLESTON WV 25301

SEP 20 23 PM 3 L



US POSTAGE™ PITNEY BOWES



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

'23 OCT 19 AM 11:08

NIXIE 250 DC 1 0010/15/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *1871-04353-06-40



9414 8091 0924 9000 9810 20

25305-0009
25320-73922

DEED 3220-416



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[®] PITNEY BOWES



ZIP 25305 \$ 000.53⁷
02 4W
0000377395 OCT. 10. 2023

OCT 17 '23 AM 10:17

(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
29 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

NIXIE 250 V DC 1 0010/15/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *2271-06488-18-37



00000221775 775

253050009
2532087392 HO

DEED 322014172



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

RETURN SERVICE
REQUESTED

PRESORTED
FIRST CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 25305 \$ 000.53⁷
02 4W
0000377395 OCT. 10. 2023

(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
OCCUPANT - REGULAR MAIL
65 SECOND CREEK CHURCH CIR
SISSONVILLE, WV 25320

OCT 17 '23 AM 10:17

NIXIE 250 DC 1 0010/15/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 25305000999 *2271-06489-10-37



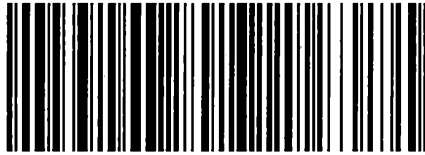
022608985 124323

253050009

2532017392 HO

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 2669 73



(2022-C-001748 - KANAWHA COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[RETURN MAIL LETTER]

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



State of West Virginia

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

WVTA LLC
 18102 SENECA TRL
 MARLINTON, WV 24954

RE: KANAWHA COUNTY 2022-C-001748
LINDA BODIE, TRUSTEE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

Dear Purchaser:

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

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

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

Please provide the West Virginia State Auditor's Office, within the reasonable period of time of **seventeen (17) days** from the receipt of this letter the additional address and an additional estimated cost of **\$134.36**. This represents the funds required to prepare and serve the notice to redeem by personal service. Please note if the new address provided is a different state than the one previously submitted, you will need to use our online calculator at <https://www.wvsao.gov/CountyCollections/Default#NTRCalculator> to calculate a new amount. **We cannot serve a post office box.**

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

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

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

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



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Kanawha

2022-C-1748

Ad Number 161473**Affidavit of Legal Publication and Posting****STATE OF WEST VIRGINIA****COUNTY OF Kanawha, TO-WIT**I Kirsten Steffen, Classified Advertising

Representative of the The Charleston Gazette-Mail, a newspaper

published in the county of Kanawha, West Virginia, hereby

certify that the annexed publication was inserted in said

newspaper The Charleston Gazette-Mail.

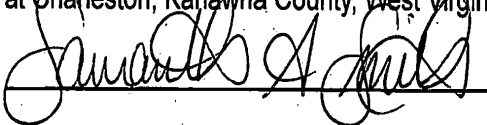
The cost of publishing said annexed advertisement

as aforesaid was \$ 243.56

Commencing On: 10/17/2023

Ending On: 10/31/2023

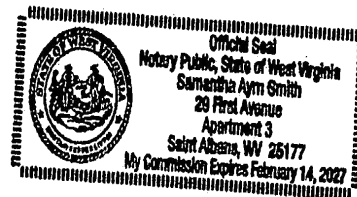
Given under my hand this day 10/31/2023

Sworn to and subscribed before me 10/31/2023
at Charleston, Kanawha County, West Virginia

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

MY COMMISSION EXPIRES: 2/14/2027Kirsten Steffen

23 NOV 3 AM 11:47



NOTICE TO REDEEM

CERT NO.
2022-C-001748
KANAWHA COUNTY-
WVTA LLC

To: KATHERINE COMBS,
 CHRISTOPHER COMBS,
 LINDA BODIE, TRUSTEE,
 ELEMENT FEDERAL
 CREDIT UNION, KA-
 THERINE COMBS,
 CHRISTOPHER COMBS,
 STATE OF WEST VIRGIN-
 IA, OCCUPANT, OCCU-
 PANT, IRS, ATTN: ADVI-
 SORY CONSOLIDATED
 RECEIPTS, WV STATE
 TAX DEPARTMENT, or
 heirs at law, devisees,
 creditors, representa-
 tives, successors, as-
 signs, all known heirs,
 guardians, conserva-
 tors, fiduciaries, admin-
 istrators, lienholders,
 co-owners, other parties
 having an undivide inter-
 est in the delinquent
 property, and other par-
 ties that may have any
 interest in the subject
 property.

DISTRICT
KYLE

MAP
40

PARCEL
POCA 25 0037 0000
0000

You will take notice that
 WVTA LLC, the purchas-
 er of the following real
 estate, Certification No.
 2022-C-001748, LOCA-
 TED IN POCA DISTRICT,
 1A HAYNES BRANCH
 which was returned
 delinquent or nonen-
 tered in the name of
 COMBS KATHERINE &
 CHRISTOPHER, and was
 sold by the deputy
 commissioner of delin-
 quent and nonentered
 lands of Kanawha Coun-
 ty at the sale for the
 delinquent taxes on
 05/18/2023, WVTA
 LLC requests that you
 be notified
 a deed for such real
 estate will be made on
 or after 03/04/24, as
 provided by law, unless
 before that day you
 redeem such real es-
 tate. The amount nec-
 ded to redeem on or
 before 03/03/2024 will
 be as follows:

Amount equal to the
 taxes and charges due
 on the date of the sale,
 with interest, for tax
 year ticket number
 2021-107098, \$679.23

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

Subsequent of taxes
 paid on the property,
 with interest to for tax
 year 2022-106911
 \$615.30

20 MAR 2024 11:47

Subsequent of taxes
paid on the property,
with interest to for tax
year 2022-106911
\$615.30

Additional taxes with
interest \$0.00

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

Amount paid for Title
Examination, notice to
redeem, publication,
personal service, Secre-
tary of State with inter-
est \$1032.06

Additional Statutory
Fees with interest \$0.00

Total amount due and
payable to WV State
Auditor: cashier check,
money order, certified
or personal check
\$2538.19

You may redeem at any
time before 03/03/
2024 by paying the
above total less any
unearned interest.

Given under my hand
10/05/2023

G. Russell Rollyson, Jr.

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

Please return this letter
and payment to the
West Virginia State Audi-
tor's Office, County Col-
lections Division 1900
Kanawha Boulevard East
Building 1, Room W-118
Charleston, West Virgin-
ia 25305

Questions please call
1-888-509-6568

LC-161473

10-17,24,31,2023

2 NOV 2 AM 11:47

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
LINDA BODIE, TRUSTEE - PERSONAL SERVICE
231 CAPITOL STREET STE 300
CHARLESTON, WV 25301

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

LINDA BODIE, TRUSTEE - PERSONAL SERVICE
231 CAPITOL STREET STE 300
CHARLESTON, WV 25301

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

LINDA BODIE, TRUSTEE - PERSONAL SERVICE
 231 CAPITOL STREET STE 300
 CHARLESTON, WV 25301

DISTRICT POCA MAP 25 PARCEL 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after October 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before September 30, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098 .	\$714.06
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 2022-106911 .	\$647.53
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$214.90
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,089.60
Additional Statutory Fees with Interest.	\$137.86
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,803.95

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

Given under my hand July 24, 2024

G. Russell Rollyson, Jr.

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

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

AFFIDAVIT OF SERVICE

State of West Virginia

County of Kanawha

Case Number: 2022-C-1748

WVTA LLC

Received by FALCON EXPRESS SERVICES, LLC to be served on Linda Bodie Trustee, 231 Capitol St, Ste 300, Charleston, WV 25301.

I, Samantha Bailey, being duly sworn, depose and say that on the 30th day of August, 2024 at 1:54 pm, I:

POSTED by attaching a true copy of the **CERTIFICATE OF SALE NOTICE** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property at the address of: **231 Capitol St, Ste 300, Charleston, WV 25301.**

Additional Information pertaining to this Service:

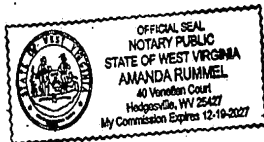
8/30/2024 1:54 pm Attempted 231 Capitol St, Ste 300, Charleston, WV 25301. Subject does not work at address. Documents posted.

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 19 day of Aug, 24 by the affiant who is personally known to me.

NOTARY PUBLIC

My Commission Expires: 12/19/27

A handwritten signature in cursive script, appearing to read "Samantha Bailey", is written over a horizontal line.

Samantha Bailey
Process Server

FALCON EXPRESS SERVICES, LLC
(843) 577-9696

Our Job Serial Number: FES-2024007221

OCT 7 '24 PM 12:35



West Virginia State Auditor's Office

Supplemental Notice to Redeem Form

Total Cost: \$134.36

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-001748

County: KANAWHA

Legal Description: 1A HAYNES BRANCH

Map: 25 Parcel: 0037 0000 0000

Name and address of those to be notified

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LINDA BODIE, TRUSTEE
231 CAPITOL STREET STE 300
CHARLESTON, WV 25301
USA

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

JUL 18 '24 11:01

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

ACCEPTED FOR
MAIL PROCESS
2023 OCT 24 P 12:12
CLERK OF STATE
STATE OF WEST VIRGINIA

23 OCT 26 10:45

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, 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.

22 OCT 26 AM 10:45

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
 STATE TAX DEPARTMENT
 COMPLIANCE DIVISION, AMU
 PO BOX 229
 CHARLESTON, WV 25321-0229

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098 .	\$679.23
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 2022-106911 .	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

23 OCT 26 AM 10:46

G. Russell Rollyson, Jr.

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

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

Office of the Secretary of State
 Building 1 Suite 157-K
 1900 Kanawha Blvd E.
 Charleston, WV 25305



Mac Warner
 Secretary of State
 State of West Virginia
 Phone: 304-558-6000
 886-767-8683
 Visit us online:
www.wvsos.com

WV Auditor County Collections
 Building 1, Room W-118
 1900 Kanawha Blvd., East
 Charleston, WV 25305

Control Number: 314623

Defendant: STATE OF WEST VIRGINIA
 COMPLAINT DIVISION, AMU
 PO BOX 229
 CHARLESTON, WV 25321 US

Agent: STATE TAX DEPARTMENT

County: State of West Virginia

Civil Action: NTR183783 2022-C-001748

Certified Number: 92148901125134100003858960

Service Date: 10/24/2023

23 OCT 26 AM 10:45

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, **not to the Secretary of State's office.***

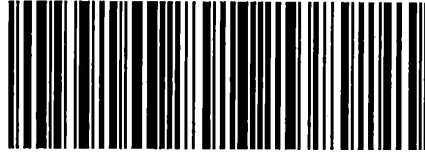
Sincerely,

Mac Warner

Mac Warner
 Secretary of State

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

USPS CERTIFIED MAIL



9414 8091 0924 9000 9809 24



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

ELEMENT FEDERAL CREDIT UNION
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

BE8693DE-F024-4C2F-82DC92164DBEFB0F][NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

ELEMENT FEDERAL CREDIT UNION
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

ELEMENT FEDERAL CREDIT UNION
 3418 MACCORKLE AVE SE
 CHARLESTON, WV 25304-1335

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County, at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

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Subsequent of taxes paid on the property, with interest to for tax year 2022-106911.	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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

ALERT: EFFECTIVE NOVEMBER 29, 2024, INTERNATIONAL MAIL SERVICE TO CANADA IS TEM...

USPS Tracking®

FAQs >

2022-C-1748

KANAWHA COUNTY

Tracking Number:

Remove X

9414809109249000980924

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

We were notified by the shipper to expect your package for mailing. A delivery date will be provided when USPS receives the package.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Pre-Shipment

● Pre-Shipment, USPS Awaiting Item

October 6, 2023

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
ELEMENT FEDERAL CREDIT UNION - SECRETARY OF STATE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

ACCEPTED FOR
RECORDING
2023 OCT 19 A 11:55
SECRETARY OF STATE
STATE OF WEST VIRGINIA

E8693DE-F024-4C2F-82DC92164DBEFB0E [INTR LETTER]

23 OCT 20 11:11

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

ELEMENT FEDERAL CREDIT UNION - SECRETARY OF STATE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

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23 OCT 23 AM 11:11

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

ELEMENT FEDERAL CREDIT UNION - SECRETARY OF STATE
 3418 MACCORKLE AVE SE
 CHARLESTON, WV 25304-1335

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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 Deputy Commissioner of Delinquent and
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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
Questions, please call 1-888-509-6568

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

ELEMENT FEDERAL CREDIT UNION - SECRETARY OF STATE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

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3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

ELEMENT FEDERAL CREDIT UNION - SECRETARY OF STATE
 3418 MACCORKLE AVE SE
 CHARLESTON, WV 25304-1335

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

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Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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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
 Questions, please call 1-888-509-6568

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

BE8693DE-F024-4C2F-82DC92164DBEFB0F}[NTR LETTER]

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



(2022-C-001748-KANAWHA COUNTY-WVTA LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

To: KATHERINE COMBS, CHRISTOPHER COMBS, LINDA BODIE, TRUSTEE, ELEMENT FEDERAL CREDIT UNION, KATHERINE COMBS, CHRISTOPHER COMBS, STATE OF WEST VIRGINIA, OCCUPANT, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.

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



(2022-C-001748-KANAWHA COUNTY- WVTA LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
 STATE TAX DEPARTMENT
 COMPLIANCE DIVISION, AMU
 PO BOX 229
 CHARLESTON, WV 25321-0229

DISTRICT KYLE MAP 40 PARCEL POCA 25 0037 0000 0000

You will take notice that WVTA LLC, the purchaser of the following real estate, **Cert No. 2022-C-001748**, located in POCA District, 1A HAYNES BRANCH which was returned delinquent or nonentered in the name of COMBS KATHERINE & CHRISTOPHER, and was sold by the deputy commissioner of delinquent and nonentered lands of KANAWHA County at the sale for the delinquent taxes on May 18, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after March 4, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before March 3, 2024 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 107098.	\$679.23
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 2022-106911.	\$615.30
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$211.60
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,032.06
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,538.19

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

Given under my hand October 5, 2023

G. Russell Rollyson, Jr.

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

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

Office of the Secretary of State
Building 1 Suite 157-K
1900 Kanawha Blvd E.
Charleston, WV 25305



Mac Warner
Secretary of State
State of West Virginia
Phone: 304-558-6000
886-767-8683
Visit us online:
www.wvsos.com

WV Auditor County Collections
Building 1, Room W-118
1900 Kanawha Blvd., East
Charleston, WV 25305

Control Number: 314391

Defendant: ELEMENTAL RESOURCESE LLC
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304 US

County: State of West Virginia

Civil Action: NTR183665 2022-C-001748

Certified Number: 92148901125134100003856614

Service Date: 10/19/2023

I am enclosing:

1 notice to redeem

which was served on the Secretary at the State Capitol as your statutory attorney-in-fact. According to law, I have accepted service of process in your name and on your behalf.

*Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in your name and on your behalf as your attorney-in-fact. Please address any questions about this document directly to the court or the plaintiff's attorney, shown in the enclosed paper, **not to the Secretary of State's office.***

Sincerely,

Mac Warner

Mac Warner
Secretary of State

23 DEC 2023 4:11:11



18102 Seneca Trail
Marlinton, WV 24954

Local 3047994440
Toll Free
Fax 8155502328
URL

10/27/24

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:
KANAWHA COUNTY 2022-C-1748
Notice by publications as been requested

OCT 30 '24 AM 11:20

Thanks,

AFFIDAVIT

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

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

WHEREAS WVTA LLC purchased the certificate of sale for KANAWHA COUNTY 2022-C-1748, delinquent in the name of COMBS KATHERINE & CHRISTOPHER. Described as 1A HAYNES BRANCH

WHEREAS WVTA LLC properly prepared and submitted a list of names to be service by the auditors office, along with sufficient deposit of funds. The names to be served included the following: CHRISTOPHER COMBS, ELEMENT FEDERAL CREDIT UNION, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, KATHERINE COMBS, LINDA BODIE, TRUSTEE, OCCUPANT, STATE OF WEST VIRGINIA, WV STATE TAX DEPARTMENT

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

KATHERINE COMBS
48 PAPA LN
SISSONVILLE, WV 25320-9650
by Certified mail, by publication

CHRISTOPHER COMBS
48 PAPA LN
SISSONVILLE, WV 25320-9650
by Certified mail, by publication

LINDA BODIE, TRUSTEE
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335
by Certified mail, by publication

ELEMENT FEDERAL CREDIT UNION
3418 MACCORKLE AVE SE
CHARLESTON, WV 25304-1335
by Certified mail, by publication, by secretary of state

KATHERINE COMBS
20 PAPA LN
SISSONVILLE, WV 25320-9650
by Certified mail, by publication

CHRISTOPHER COMBS
20 PAPA LN
SISSONVILLE, WV 25320-9650
by Certified mail, by publication

State of West Virginia
State Tax Department
Compliance Division, AMU
PO BOX 229
CHARLESTON, WV 25321-0229
by Certified mail, by publication, by secretary of state

Occupant
29 SECOND CREEK CHURCH CIR
Sissonville, WV 25320
by Certified mail, by publication, as occupant

Occupant
65 SECOND CREEK CHURCH CIR
Sissonville, WV 25320
by Certified mail, by publication, as occupant

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

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

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

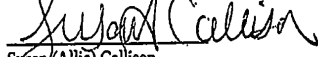
RE: LINDA BODIE, TRUSTEE (shown on auditors site, NTR ID 1820/3

OCT 30 '24 AM 11:20

Upon receipt of the aforementioned request WVTa LLC made efforts to determine the best address to perfect service upon LINDA BODIE, TRUSTEE. These efforts included but not limited to:
Full review of the results of the notices available in the scans on the auditors website
Review of available public records
Review of online resources such as address finding sites, google, etc.
Having completed diligent research, WVTa LLC requested LINDA BODIE, TRUSTEE be served at 231 Capitol Street Ste 300, Charleston, WV 25301, by returning the request to the state auditors office with the sum sufficient to cover the cost of the notice.

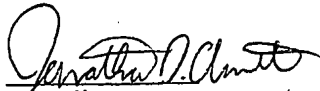
WHEREAS the certificate remaining unredeemed.

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 having requested, paid for and causing notice by publication, hereby requests the deed be issued for to WVTa LLC, forthwith

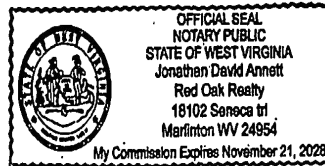

Susan (Allie) Callison
West Virginia State Bar No: 14541

State of West Virginia
County of Pocahontas

Taken, sworn to, and ascribed to this the 27 day of 10, 2024


Notary Public

My commission expires: 11/21/28



OCT 30 '24 AM 11:20

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on and the same is admitted to record. JAN 16 2025

Teste:  Clerk

Kanawha County Commission

DEED 3220 450