

WVTA LLC
18102 SENECA TRAIL
MARLINTON, WV 24954

WVTA, LLC
18102 SENECA TRAIL
MARLINTON WV 24954-6840

Book 333, Page 432

This deed made this 11th day of July, 2025 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTA LLC, purchaser, grantee, witnesseth, that:

Whereas, in pursuance of the statutes in such case made and provided, Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, did in the month of April, 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 \$600.00, that being the amount of purchase money paid to the sheriff, did become the purchaser of the tax lien(s) on such real estate, which was returned delinquent in the name:

CERT NUMBER	TAXPAYER
2022-C-000082	SPADE DEL RECE

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

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

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

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2022-C-000082	LOT 74 SHERIFF GIVEN ADD	Glade District

The undersigned hereby declares that the consideration paid for the conveyance is \$600.00.

Witness the following signature:

Christal G. Perry

Christal G. Perry

Appointee of the Honorable Mark A. Hunt, State Auditor

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 11th day of July, 2025, has acknowledge they same before me in said County.

Given under my hand this 11th day of July, 2025. My commission expires November 1, 2029,



Notary Public, State of West Virginia
Ashley D. Adkins
West Virginia State Auditor's Office
State Capitol Bldg. 1, Room W-114
1900 Kanawha Blvd, East
Charleston, WV 25305
My Commission Expires November 1, 2029

Ashley D. Adkins

Ashley D. Adkins

Notary Public

06/06/2025 @ 03:37:41 PM
QUIT (CLAIN DEED)
Book 333 @ Page 432
Pages Recorded 45
Recording Cost \$ 95.00
Transfer Tax \$ 5.50

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.

CERTIFIED TO THE STATE
Webster, West Virginia

District Name: Glade

Certificate No.: 22-C-0082

West Virginia Code 11-A-3-14

CID Revised 9/98

Memorandum of tax lien on real estate sold in the county of Webster on 11/01/2022 10:00AM for the nonpayment of taxes charged thereon for the year 2021 .

Ticket #: 8912

Tax Year: 2021

Map: 14

Parcel: 00220003

Taxes Listed As: SPADE DEL RECE
 164 ALLMAN AVE
 COWEN, WV 262068584

Description: LOT 74 SHERIFF GIVEN ADD

Taxes	138.11
Interest	11.39
Publication Cost	25.00
Notice to Lienholder & Owner	10.00
Certificate of Sale Cost	0.00
Surplus	0.00

Total Taxes, Interest, Costs and Fees Due: 184.50

Subsequent Year Taxes:

Tax Year:	2022	Ticket Number:	8955	Amount Due:	137.42
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Total Paid at Sale: 321.92

The above tax lien was purchased by STATE, , known as purchaser, at Webster County on and as such is entitled interest on taxes and interest paid at a rate of 1% per month from the date of sale to the date this property is redeemed.

Given by my hand on this .

 Sheriff of Webster, County West Virginia

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: WEBSTER COUNTY 2022-C-000082

Memorandum of real estate sold in the county of WEBSTER on this 24th day of April, 2023 by the Honorable John B. McCuskey, Auditor of the State of West Virginia.

Property Description: LOT 74 SHERIFF GIVEN ADD

District: GLADE

Map: 14

Parcel: 0022 0003 0000

Taxpayer:

SPADE DEL RECE
 164 ALLMAN AVE
 COWEN, WV 262068584

Delinquent Taxes: 2021 - 8912	\$184.50
Interest on Delinquent Taxes	\$11.07
Subsequent Taxes: 2022-8955 Taxpayer: SPADE DEL RECE	\$144.05
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.30
Auditor's Fee	\$32.69
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$600.00
Amount Due	\$437.86
Surplus	\$162.14

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 August 22, 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: \$266.85

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-000082

County: WEBSTER COUNTY

Legal Description: LOT 74 SHERIFF GIVEN ADD

Map: 14 Parcel: 0022 0003 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
☒	☐	☒	☐	☐	☐	☐

DEL RECE SPADE
 164 ALLMAN AVE
 COWEN, WV 26206
 USA

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

OCCUPANT
 164 ALLMAN AV
 COWEN, WV 26206
 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

2022 JUL 27

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.

RCVD JUL 27 '23

MICHAEL C. DOSS
ATTORNEY AT LAW

921 TENTH AVENUE
MARLINTON, WV 24954

TELEPHONE
(304) 798-7119
FACSIMILE
(304) 798-7118

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

RE: SPADE DEL RECE

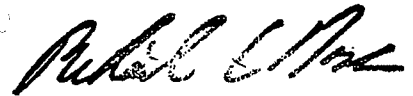
LOT 74 SHERIFF GIVEN ADD
GLADE District
Webster County, West Virginia

Certificate No. 2022-C-000082 CIN CTS-51-2022-82

Dear Oak Hall,

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



D123640

RCVD JUL 27 '23



D123639

TITLE WORKSHEET

Webster County - 51

Name(s) SPADE DEL RECE Description LOT 74 SHERIFF GIVEN
ADD GLADE Dist (04) Map 0014 Parcel 0022 Sub 0003

TITLE WORK CODE: CTS-51-2022-82
 PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2022, 2020, 2019, 2018, 2017: SPADE DEL RECE Book/Page: 297/ 43 Tax Class: 2
 LANDBOOK 2021: SPADE DEL RECE Book/Page: 297 / 43 Tax Class: 2
 LANDBOOK 2016: VARNEY MARY JANE Book/Page: 295/ 97 Tax Class: 3
 LANDBOOK 2015, 2014, 2013, 2012, 2011, 2010: SKIDMORE JOSEPHINE Book/Page: WB27/ 193 Tax Class: 3
 LANDBOOK 2009, 2008, 2007, 2006: WILSON EZRA Book/Page: 249/ 440 Tax Class: 3

4/15/15 Del Rece Spade ND 297/43 Mary Jane Varney
 164 Allman Avenue Rece K. Varney
 Cowen, WV 26206 - 8584

4/6/15 Mary Jane Varney ND 295/97 Josephine Skidmore
 Michael Skidmore

8/9/05
 3/6/04 Josephine Skidmore ND 27/513 Artheda M. Wilson

8/9/05
 3/6/04 Artheda M. Wilson WB 27/193 Ezra Wilson

4/7/00 Ezra Wilson ND 249/440 USNA Rural
 Development

Spade, Del Rece
 Varney Mary Jane

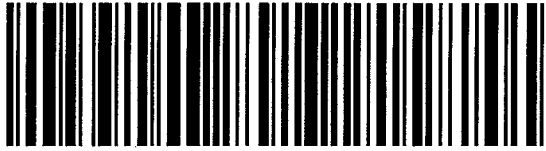
Del Rece Spade- 2nd BK 15/563
 164 Allman Avenue 2nd BK 15/464
 Cowen, WV 26206 ND 297/43

Stop 5/1/22 - 1:24 PM

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

Book 333, Page 439



9414 8091 0924 9001 1716 04



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

Book 333, Page 440
West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

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

To: DEL RECE SPADE, 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-000082-WEBSTER COUNTY- WVTA LLC)

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

DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000082** , located in GLADE District, LOT 74 SHERIFF GIVEN ADD which was returned delinquent or nonentered in the name of SPADE DEL RECE , and was sold by the deputy commissioner of delinquent and nonentered lands of WEBSTER County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 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 - 8912 .	\$221.40
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 2022-8955 .	\$163.53
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$138.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$850.19
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,373.37

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

Given under my hand January 11, 2024

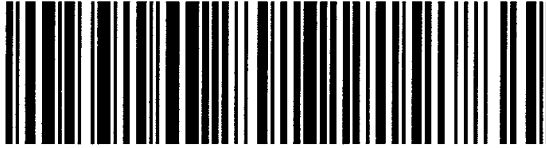
G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of WEBSTER 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 1716 11



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[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-000082-WEBSTER COUNTY-WVTA LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

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(2022-C-000082-WEBSTER COUNTY- WVTA LLC)

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CHARLESTON, WV 25321

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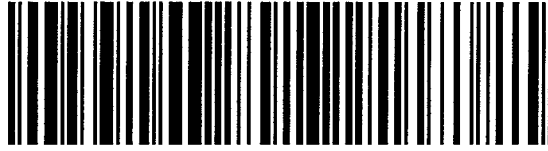
G. Russell Rollyson Jr.
Deputy Commissioner of Delinquent and
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Questions, please call 1-888-509-6568**

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

USPS CERTIFIED MAIL

Book 333, Page 445



9414 8091 0924 9001 1737 38



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

THE WEBSTER ECHO
219 BACK FORK STREET
WEBSTER SPRINGS, WV 26288

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

Book 333, Page 446
West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

THE WEBSTER ECHO
219 BACK FORK STREET
WEBSTER SPRINGS, WV 26288

To: DEL RECE SPADE, 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-000082-WEBSTER COUNTY- WVTA LLC)

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DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

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Given under my hand January 11, 2024

G. Russell Rollyson, Jr.

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



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL

164 ALLMAN AV
COWEN, WV 26206

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[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-000082-WEBSTER COUNTY-WVTA LLC)

OCCUPANT - REGULAR MAIL
164 ALLMAN AV
COWEN, WV 26206

To: DEL RECE SPADE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS, WV STATE TAX DEPARTMENT, or heirs at law, devisees, creditors, representatives, successors, assigns, all known heirs, guardians, conservators, fiduciaries, administrators, lienholders, co-owners, other parties having an undivided interest in the delinquent property, and other parties that may have any interest in the subject property.



(2022-C-000082-WEBSTER COUNTY- WVTA LLC)

OCCUPANT - REGULAR MAIL
164 ALLMAN AV
COWEN, WV 26206

DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

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



Date Produced: 10/07/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 4561 38. Our records indicate that this item was delivered on 09/30/2024 at 03:13 p.m. in MARLINTON, WV 24954. The scanned image of the recipient information is provided below.

Signature of Recipient :

Jonathan A. Annett

Address of Recipient :

18102 SENECA TRL
MARLINTON, WV 24954-6540

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.

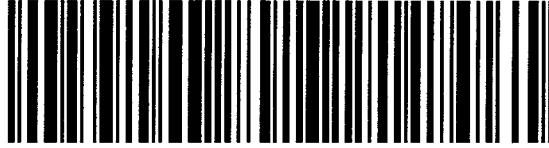
Sincerely,
United States Postal Service

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-000082 WEBSTER COUNTY

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

USPS CERTIFIED MAIL



9414 8091 0924 9001 1715 81



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

DEL RECE SPADE
164 ALLMAN AVE
COWEN, WV 26206

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
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(2022-C-000082-WEBSTER COUNTY- WVTA LLC)

DEL RECE SPADE
164 ALLMAN AVE
COWEN, WV 26206

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Deputy Commissioner of Delinquent and
Nonentered Lands of WEBSTER 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: 02/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1715 81. Our records indicate that this item was delivered on 02/05/2024 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Philip 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.

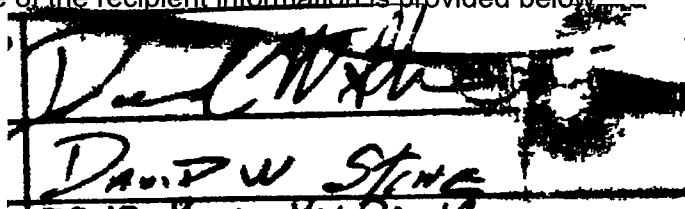


Date Produced: 01/22/2024

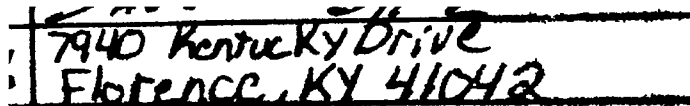
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1716 04. Our records indicate that this item was delivered on 01/16/2024 at 02:05 p.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :


DAVID W STONE

Address of Recipient :


7940 Kentucky Drive
Florence, KY 41042

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2022-C-000082 WEBSTER



Date Produced: 01/29/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1737 38. Our records indicate that this item was delivered on 01/23/2024 at 10:10 a.m. in WEBSTER SPRINGS, WV 26288. The scanned image of the recipient information is provided below.

Signature of Recipient :

~~Kathy Tonkin~~
Kathy Tonkin

Address of Recipient :

219 Back Fork St
Web Springs
26288

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-000082 WEBSTER



Date Produced: 01/22/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1716 11. Our records indicate that this item was delivered on 01/16/2024 at 06:29 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X <i>K. 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.

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

Book 333, Page 459



9414 8091 0924 9001 1715 98



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

OCCUPANT
164 ALLMAN AV
COWEN, WV 26206

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

Book 333, Page 460
West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

OCCUPANT
164 ALLMAN AV
COWEN, WV 26206

To: DEL RECE SPADE, 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-000082-WEBSTER COUNTY- WVTA LLC)

OCCUPANT
 164 ALLMAN AV
 COWEN, WV 26206

DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000082 , located in GLADE District, LOT 74 SHERIFF GIVEN ADD which was returned delinquent or nonentered in the name of SPADE DEL RECE , and was sold by the deputy commissioner of delinquent and nonentered lands of WEBSTER County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 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 - 8912 .	\$221.40
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 2022-8955 .	\$163.53
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$138.25
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$850.19
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,373.37

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

Given under my hand January 11, 2024

G. Russell Rollyson, Jr.

G. Russell Rollyson Jr.
 Deputy Commissioner of Delinquent and
 Nonentered Lands of WEBSTER 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: 02/12/2024

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 1715 98. Our records indicate that this item was delivered on 02/05/2024 at 06:24 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Philip 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.

CERTIFIED MAIL™

USPS CERTIFIED MAIL

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



9414 8091 0924 9001 1715 81

(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

DEL RECE SPADE
164 ALLMAN AVE
COWEN, WV 26206

NIXIE

250 DE 1

0002/01/24

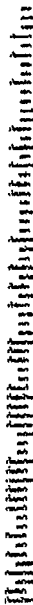
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

USPS

EC: 25305002139

*1171-04542-11-41

25305002139



US POSTAGE™ PTNEY BOWES
ZIP 25305 \$007.18⁰
02 4W
0000381984 JAN. 11, 2024

FFR R 94 AM 10:25

1/13

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 9001 1715 98

(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

OCCUPANT
164 ALLMAN AV
COWEN, WV 26206

USMC
25305-0009

25305-0009

CHARLESTON WV 25305

JAN 11 2024 PM 3:11



US POSTAGE PRIME/BOXES

ZIP 25305 \$007.18⁰
02 4W
0000381984 JAN 11, 2024

PERF 94 0410:27

NIXIE

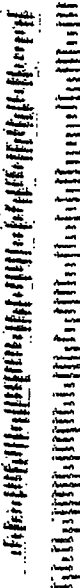
250 DE 1

0002/01/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 25305000999

*1871-06554-11-41



webster

22-C-82

STATE OF WEST VIRGINIA

COUNTY OF WEBSTER, to witt

We, H.D. Media, LLC, publisher of the Webster Echo, a weekly newspaper published in the Town of Webster Springs County of Webster, State of West Virginia, and the general circulation in that area, the said Webster Echo, being duly sworn, do hereby depose and say that the hereto Annexed- ~~Notice of Notice to Depose~~ - 2022-C-82-WEBSTER COUNTY-WVA LLC

was duly published in the said paper three consecutive weeks commencing January 31st, 2024, and ending February 14th, 2024

and do further depose and say that the said Notice

contains 841 words and that the publisher's fee was therefore \$183.00

Given under my hand this 14th day of February, 2024

Taken, sworn this 14th day of February, 2024

Bonnie K Cutler

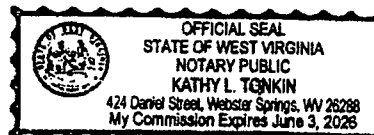
Kathy L Tonkin
Notary Public

June 3, 2026
My commission expires

FEB 7 '24 AM 10:58

Attorney

Code 59-3-4



Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices	Legal Notices
NOTICED TO-REDEEM (2022-C-000082) WEBS TER COUNTY/WVTA LLC To: DEL. RECE. SPADE, OCCUPANT, IRS, ATTN: ADVISORY CONSOLIDA- TED RECEIPTS, WE STATE TAX DEPART- MENT, or heirs at law, devisees, creditors, rep-	representatives, succe- sors, assigns, all known heirs, guardians, con- servators, fiduciaries, administrators, liehold- ers, co-owners, other parties having an undiv- ded interest in the delin- quent property, and oth- er parties that may have	any interest in the sub- ject property. You will take notice that WVTA LLC the purchas- er of the following real estate, Cert No. 2022-C-000082, loca- ted in GLADE District, LOT 74 SHERIFF GIVEN ADD which was returned	delinquent or nonen- tered in the name of SPADE DEL. RECE. and was sold by the deputy commissioner of delin- quent and nonentered lands of WEBSTER County at the sale for the delinquent taxes on April 24, 2023. WVTA	LLC requests that you be notified a deed for such real estate will be made on or after July 1, 2024, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before June 30, 2024 will be as follows:	number \$0.00 Subsequent of taxes paid on the property, with interest to for tax year 2022-8955. \$163.53 Additional taxes with interest. \$0.00 Auditor's Certification, Publication, and Re- demption fee plus inter- est. \$138.25 Amount paid for Title Examination, notice to redeem, publication, personal service, Secre- tary of State with inter- est. \$221.40 Back tax tickets, with interest, and charges due on the date of cer- tification for ticket \$850.19	Additional Statutory Fees with interest. \$0.00 Total amount due and payable to WV State Auditor - cashier check, money order, certified or personal check. \$1,375.37 You may redeem at any time before June 30, 2024 by paying the above total less any unearned interest. Given under my hand January 11, 2024 G. Russell Kollyson, Jr. Deputy Commissioner of Delinquent and Nonen- tered Lands of WEB- STER County, State of	West Virginia Please return this let- ter and payment to the West Virginia State Auditor's Office, County Collections Di- vision, 1900 Kanawha Boulevard East, Build- ing 1, Room W-114, Charleston, West Vir- ginia 25305. Questions please call 1-888-509-6568 WL-167428 01-31, 02-7, 14; 2024

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

Book 333, Page 467



9414 8091 0924 9001 4561 38



(2022-C-000082 - WEBSTER COUNTY)
WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

73CD91AB-E15F-47BE-8BDE1C6D883A987D}[RETURN MAIL LETTER]

* Book 333, Page 468
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
09/24/2024

WVTA LLC
18102 SENECA TRL
MARLINTON, WV 24954

RE: WEBSTER COUNTY 2022-C-000082
DEL RECE SPADE
164 ALLMAN AVE
COWEN, WV 26206

Dear Purchaser:

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

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

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

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

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

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

Sincerely,

G. Russell Rollyson Jr.

G. Russell Rollyson, Jr.

State Auditor's Office

Supplemental Personal Process

For Returned Certified Mail



Purchaser(s) Name & Address

Telephone Number:

Certificate Number:

County:

Legal Description:

Name and address of those to be notified

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

Personal Service ☐

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

Supplemental Notice to Redeem Form

Total Cost: \$50.16

Billing Name / Organization: WVTA LLC

Address: 18102 SENECA TRL

City / State / Zip : MARLINTON, WV 24954

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2022-C-000082

County: WEBSTER

Legal Description: LOT 74 SHERIFF GIVEN ADD

Map: 14 Parcel: 0022 0003 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
☐	☐	☐	☒	☐	☐	☐

DEL RECE SPADE
164 ALLMAN AVE
COWEN, WV 26206
USA

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

OCT 4 2024 11:19



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)
DEL RECE SPADE - PERSONAL SERVICE
164 ALLMAN AVE
COWEN, WV 26206

{73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

Book 333, Page 472
West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

DEL RECE SPADE - PERSONAL SERVICE
164 ALLMAN AVE
COWEN, WV 26206

To: DEL RECE SPADE, 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-000082-WEBSTER COUNTY- WVTA LLC)

DEL RECE SPADE - PERSONAL SERVICE
 164 ALLMAN AVE
 COWEN, WV 26206

DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No.** 2022-C-000082 , located in GLADE District, LOT 74 SHERIFF GIVEN ADD which was returned delinquent or nonentered in the name of SPADE DEL RECE , and was sold by the deputy commissioner of delinquent and nonentered lands of WEBSTER County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

Amount equal to the taxes and charges due on the date of the certification, with interest, for tax year ticket number 2021 - 8912 .	\$241.70
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 2022-8955 .	\$178.83
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$144.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$934.55
Additional Statutory Fees with Interest.	\$53.67
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,553.05

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

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand March 6, 2025

Christal G. Perry

Christal G. Perry
 Deputy Commissioner of Delinquent and
 Nonentered Lands of WEBSTER 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-000082-WEBSTER COUNTY-WVTA LLC)

DEL RECE SPADE - PERSONAL SERVICE
164 ALLMAN AVE
COWEN, WV 26206

STATE OF WEST VIRGINIA
COUNTY OF WEBSTER
Executed the 13th day of March 2025
within named Del Spade upon the
By delivering to him a true copy thereof, in
Webster County, W.Va.
the 13th day of March 2025
By Sam Kelly Sheriff, Webster County Deputy

Posted on Door

{73CD91AB-E15F-47BE-8BDE1C6D883A987D}[NTR LETTER]

MAR 17 25 PM 12:41

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



(2022-C-000082-WEBSTER COUNTY-WVTA LLC)

DEL RECE SPADE - PERSONAL SERVICE
164 ALLMAN AVE
COWEN, WV 26206

To: DEL RECE SPADE, 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-000082-WEBSTER COUNTY- WVTA LLC)

DEL RECE SPADE - PERSONAL SERVICE
164 ALLMAN AVE
COWEN, WV 26206

DISTRICT GLADE MAP 14 PARCEL 0022 0003 0000

You will take notice that WVTA LLC , the purchaser of the following real estate, **Cert No. 2022-C-000082** , located in GLADE District, LOT 74 SHERIFF GIVEN ADD which was returned delinquent or nonentered in the name of SPADE DEL RECE , and was sold by the deputy commissioner of delinquent and nonentered lands of WEBSTER County at the sale for the delinquent taxes on April 24, 2023. WVTA LLC requests that you be notified a deed for such real estate will be made on or after June 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before May 31, 2025 will be as follows:

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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 2022-8955 .	\$178.83
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$144.30
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$934.55
Additional Statutory Fees with Interest.	\$53.67
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$1,553.05

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

If the above real estate is your primary residence, you may petition the Auditor to redeem the real estate in not more than three incremental payments that equal the total amount required to redeem the real estate prior to the issuance of the deed described above.

Given under my hand March 6, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of WEBSTER 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**

**STATE TAX COMMISSIONER OF WEST VIRGINIA
SALES LISTING FORM**

The Instrument May Not Be Recorded If This Form Is Not Completed In Its Entirety

West Virginia Code §§ 11-22-6, 11A-3-2 & 11A-3-3 (Amended 3-11-95)

Revised 8/12

County: Webster

Taxing District: Glade

Tax Map No.(s): 14

Parcel(s): 0022 0003 0000

Assessor Account No: 22000354

Mineral ID#:

Grantor's Name: Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor

Grantee's Name: WVTA LLC

Phone No.: 304-389-4951

Mailing Address of New Owner: 18102 SENECA TRL, , MARLINTON, WV 24954

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 297 Page No.: 43

Grantor's Source of Title: Delinquent or Nontendered Lands

(If not by "Previous Deed" referenced above.)

(a) Real Estate:

(b) Other Valuable Goods/Services: (If Applicable)

Consideration / Value: \$600.00

Lot Size or Acreage Involved:

Estate(s) Transferred:

LOT 74 SHERIFF GIVEN ADD Glade District

Certification Number:

Webster 2022-C-000082

(Examples: Fee, Surface, Mineral, Coal, etc.)

- | | | |
|--|---|--------------|
| (1) Was this transaction on the open market? | YES / ☐ NO | (Circle One) |
| (2) Does this transaction involve more than one parcel? | YES / ☐ NO | (Circle One) |
| (3) Was this sale between related individuals or related corporations? | YES / ☐ NO | (Circle One) |
| (4) Was this a liquidation, foreclosure or other "Forced" sale? | ☒ YES / NO | (Circle One) |
| (5) Is this transaction pursuant to a land contract or owner financing? | YES / ☐ NO | (Circle One) |
| (6) Does this transaction include personal property? | YES / ☐ NO | (Circle One) |
| (7) Does this transaction include minerals and/or timber? | YES / NO | (Circle One) |
| (8) Any other financing arrangements materially affecting consideration? | YES / ☐ NO | (Circle One) |
| (9) Is this a mineral sale only? | YES / NO | (Circle One) |

If "No" to Question 1 or "Yes" to Questions 2-8 above, please explain below:

This sale was conducted in accordance with the State Code regarding the selling of delinquent lands by the Sheriff.

Christal G. Perry

Christal G. Perry

888-509-6568

Printed Name

Signature

Phone Number

Filed By (check one):

Buyer ☐

Seller ☒

Other ☐

LIENHOLDER INFORMATION (OPTIONAL)

☐ Check if change of name or address

Name: _____

Address For Notice: _____

INTEREST IN PROPERTY

_____ Surface Owner's Rights	Deed Book: _____	Page No.: _____
_____ Fiduciary Interest	Relationship to Owner: _____	
_____ Lienholder	Trust Deed Book No: _____	Page No.: _____
_____ Other		

To Be Completed By County Clerk

Stamp Fee Paid: _____

Date Recorded: _____

New Deed Book No.: _____

New Deed Book Page No.: _____

Date of Transaction: _____

Sheriff's Use Only

Date Received: _____

Effective Dates of Lien: _____

Date Entered: _____

Entered By: _____

Tax Ticket No.: _____

RELEASE OF LIEN

COMPLETE THIS SECTION IF YOU ARE RELEASING THIS LIEN

Date Lien Is Released: _____

Signature of Lienholder: _____