

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954--6840

Roane County
Sena M. McDonald, Clerk
Instrument 2205518
04/07/2026 @ 09:40:58 AM
TAX DEED
Book 695 @ Page 227
Recording Cost \$ 103.00
Transfer Tax \$ 2.75
Farm Used Tax \$ 1.10

This deed made this 23rd day of March, 2026 by and between Christal G. Perry, appointee of the Honorable Mark A. Hunt, State Auditor, grantor and WVTB 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 2025, sell the tax lien(s) on real estate, hereinafter mentioned and described, for taxes delinquent thereon for the year(s) 2023 to 2024, and WVTB LLC for the sum of \$184.98, 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
2024-C-000421	ROBERTS NICHOLAS T

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 WVTB 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 Roane, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000421	1.34 SUR SPRING CREEK	Spencer District

The undersigned hereby declares that the consideration paid for the conveyance is \$184.98.

Witness the following signature:

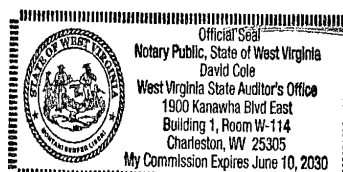
Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 23rd day of March, 2026, has acknowledge the same before me in said County.

Given under my hand this 23rd day of March, 2026. My commission expires June 10, 2030,



David Cole
David Cole
Notary Public

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

CERTIFICATE OF CERTIFICATION NO: 2024-C- 000421

ROANE

COUNTY 07 SPENCER

DISTRICT, WEST VIRGINIA

MEMORANDUM OF TAXES CERTIFIED TO THE AUDITOR COUNTY OF ROANE
ON 10/31/2024 FOR THE NONPAYMENT OF TAXES CHARGED THEREON FOR THE FOLLOWING:

DISTRICT MAP PARCEL 07 35 0015 0003 0000 ACCOUNT # 74548401

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000031849	ROBERTS NICHOLAS T	1.34 SUR SPRING CREEK

1061 VANDALE FRK SPENCER	WV 25276
-----------------------------	----------

DELINQUENT TAXES	8.02
INTEREST	.60
PUBLICATIONS & NOTICES	55.00
CERT PUBLICATION	15.00

SUBSEQUENT TAXES	AMOUNT
2024 0000030462	23.17

TOTAL	101.79
-------	--------

GIVEN UNDER MY HAND THIS DATE 10/31/2024.

SHERIFF, COUNTY OF ROANE

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: ROANE COUNTY 2024-C-000421

Memorandum of real estate sold in the county of ROANE on this 15th day of April, 2025 by the Honorable Mark A. Hunt,
Auditor of the State of West Virginia.

Property Description: 1.34 SUR SPRING CREEK

District: SPENCER

Map: 35

Parcel: 0015 0003 0000

Taxpayer:

ROBERTS NICHOLAS T
1061 VANDALE FRK
SPENCER, WV 25276

Delinquent Taxes: 2023 - 31849	\$78.62
Interest on Delinquent Taxes	\$4.72
Subsequent Taxes: 2024-30462	\$24.46
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.60
Auditor's Fee	\$11.33
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$184.98
Amount Due	\$184.98
Surplus	\$0.00

Purchaser:

WVTB LLC
18102 SENECA TRAIL
MARLINTON, WV 24954-6840




Mark A. Hunt, 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 13, 2025, 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.

[F8F5005D-D9BD-4DE4-851683DB676ABFC4][APPROVAL LETTER]

West Virginia State Auditor's Office

Notice to Redeem Form

Total Cost: \$135.57

Billing Name / Organization: WVTB LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954-6840
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2024-C-000421
County: ROANE COUNTY
Legal Description: 1.34 SUR SPRING CREEK
Map: 35 Parcel: 0015 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
☒	☐	☐	☐	☐	☐	☐

NICHOLAS ROBERTS
902 PARKERSBURG RD
SPENCER, WV 25276
USA

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

JUL 25 '25 PM 2:35

NICHOLAS ROBERTS
145 RED KNOB RDG
GANDEEVILLE, WV 25243
USA

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

NICHOLAS ROBERTS
1061 VANDALE FRK
SPENCER, WV 25276
USA

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

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$135.57

Billing Name / Organization: WVTB LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954-6840
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2024-C-000421
County: ROANE COUNTY
Legal Description: 1.34 SUR SPRING CREEK
Map: 35 Parcel: 0015 0003 0000

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409
USA

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

NICHOLAS ROBERTS
2037 NOBLE RDG
REEDY, WV 25270-9547
USA

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

OCCUPANT
1061 VANDALE FRK
SPENCER, WV 25276
USA

JUL 25 '25 PM 2:25

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 2850A
FLORENCE, KY 41042-2915
USA

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

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$135.57

Billing Name / Organization: WVTB LLC
Address: 18102 SENECA TRAIL
City / State / Zip : MARLINTON, WV 24954-6840
Phone: 304-389-4951 Alt. Phone:
Certification / Certificate Number: 2024-C-000421
County: ROANE COUNTY
Legal Description: 1.34 SUR SPRING CREEK
Map: 35 Parcel: 0015 0003 0000

☒	☐	☐	☐	☐	☐	☐
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

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.

JUL 25 '25 PM 2:35

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

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

RE: ROBERTS NICHOLAS T

1.34 SUR SPRING CREEK
SPENCER District
Roane County, West Virginia

Certificate No. 2024-C-000421 CIN CTS-44-2024-421

Dear Oak Hall,

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

WVTB LLC incurred a fee of \$500.00 for my examination.

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



JUL 25 '25 PM 2:36

TITLE WORKSHEET



ROANE County - 44

Name(s) ROBERTS NICHOLAS T

SPENCER Dist (07) Map 0035 Parcel 0015 Sub 0003SPLIT0000

Description 1.34 SUR SPRING CREEK

TITLE WORK CODE: CTS-44-2024-421

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020: ROBERTS NICHOLAS T Book/Page: 0583/ 0245 Tax Class: 2

LANDBOOK 2021: ROBERTS NICHOLAS T Book/Page: 0583 / 0245 Tax Class: 2

LANDBOOK 2019, 2018, 2017, 2016: BRYANT HILLARD ET UX Book/Page: 0516/ 0090 Tax Class: 2

LANDBOOK 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008: DEWEESE PHILLIP N ET UX Book/Page: 0341/ 0586 Tax Class: 3

LANDBOOK 2007, 2006: DEWEESE PHILLIP N ET UX Book/Page: 0341/ 0586 Tax Class: 2

Assessment date: 7/1/2022 Delinquent Tax Year: 2023

TRANSFERS GRANTOR GRANTEE

Description SPENCER DIST 4 TRACTS District SPENCER Map 35 Parcel 15 Parcel Suffix .1 Consideration 38,000.00

12/10/2018 BRYANT
HILLARD DEED ROBERTS
BRYANT 583/245 NICHOLAS T
LORAIN

Description SPENCER DIST 4 TRACTS SUR & FEE District SPENCER Map 35 Parcel 15 Parcel Suffix .3 Consideration 10,000.00 District SPENCER Additional...

08/22/2014 DEWEESE PHILLIP DEED BRYANT HILLARD
N 516/90 BRYANT LORAIN

Description 4 TRACTS SPENCER DIST

01/28/1993 COE DAVID DEED PARSONS
341/586 BARBARA

Adverse Item Table	OC/FT	DT	liens
ROBERTS NICHOLAS T			JUDGMENT-30-118 JUDGMENT-30-117 JUDGMENT-28-476 JUDGMENT-28-121

REFERENCE ITEMS

Heldas: Singularly Warranty: GW Fully signed: YES consideration: 38000.00	NICHOLAS T ROBERTS 2037 NOBLE RIDGE REEDY, WV 25270 RH
--	---

44-DEED-583-245

JUL 25 '25 PM 2:36

DB-583-241,DB-515-664,DB-500-172,RELEASE-111-285,RELEASE-111-277,MARRIAGE-38-500

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

OCCUPANT - REGULAR MAIL
1061 VANDALE FRK
SPENCER, WV 25276

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

OCCUPANT - REGULAR MAIL
1061 VANDALE FRK
SPENCER, WV 25276

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

OCCUPANT - REGULAR MAIL
1061 VANDALE FRK
SPENCER, WV 25276

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

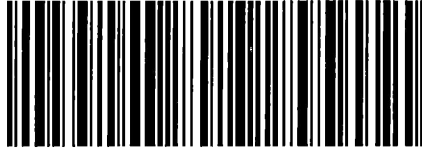
Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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 8282 49



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
1061 VANDALE FRK
SPENCER, WV 25276

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
1061 VANDALE FRK
SPENCER, WV 25276

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

NICHOLAS ROBERTS
1061 VANDALE FRK
SPENCER, WV 25276

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

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

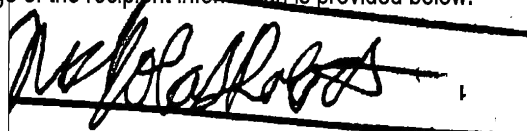


Date Produced: 08/25/2025

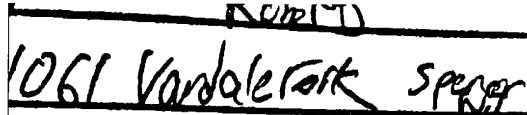
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 49. Our records indicate that this item was delivered on 08/20/2025 at 01:50 p.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :


Nicholas Roberts

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.

Customer Reference Number: 2024-C-000421 ROANE

Date Produced: 09/01/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 32. Our records indicate that this item was delivered on 08/25/2025 at 06:25 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Philip K. Crst</i>
X	
Printed	Philip K. Crst

Address of Recipient :

Name	
Delivery Address	1900 Kanawha Blvd

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

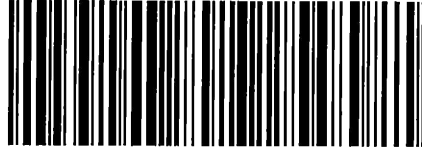
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000421 ROANE

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 8283 79



(2024-C-000421-ROANE COUNTY-WVTB LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE, STOP 2850A
FLORENCE, KY 41042-2915

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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: 08/25/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8283 79. Our records indicate that this item was delivered on 08/18/2025 at 10:41 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

David W. Stone
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: 2024-C-000421 ROANE

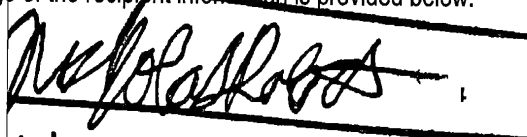


Date Produced: 08/25/2025

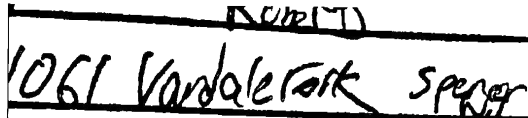
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 49. Our records indicate that this item was delivered on 08/20/2025 at 01:50 p.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :


Nicholas Roberts

Address of Recipient :


1061 Vandalerock Spencer

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.

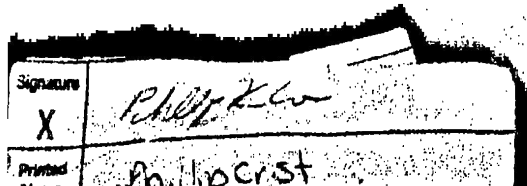
Customer Reference Number: 2024-C-000421 ROANE

Date Produced: 09/01/2025

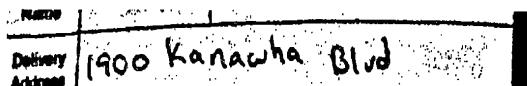
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 32. Our records indicate that this item was delivered on 08/25/2025 at 06:25 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

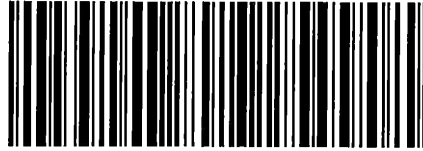
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000421 ROANE

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 8283 86



(2024-C-000421-ROANE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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: 08/18/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8283 86. Our records indicate that this item was delivered on 08/16/2025 at 04:33 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	X
Printed Name	Elizabeth Ayers

Address of Recipient :

Delivery Address	WV TAX
------------------	--------

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

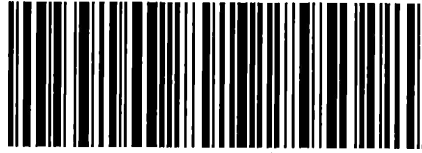
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000421 ROANE

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 8282 56



(2024-C-000421-ROANE COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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: 08/18/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 56. Our records indicate that this item was delivered on 08/15/2025 at 10:49 a.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "J. H. [unclear]", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, appearing to be "2 [unclear] [unclear]", written over a horizontal line.

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: 2024-C-000421 ROANE

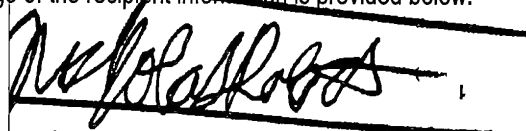


Date Produced: 08/25/2025

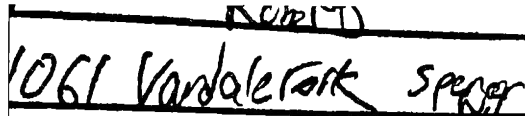
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 8282 49. Our records indicate that this item was delivered on 08/20/2025 at 01:50 p.m. in SPENCER, WV 25276. The scanned image of the recipient information is provided below.

Signature of Recipient :


Nicholas Roberts

Address of Recipient :


1061 Vandale Fork Spencer

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.

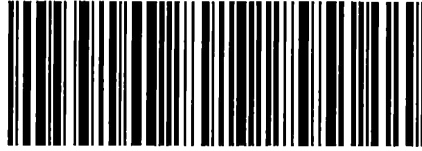
Sincerely,
United States Postal Service

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: 2024-C-000421 ROANE

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 8282 32



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
145 RED KNOB RDG
GANDEEVILLE, WV 25243

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
145 RED KNOB RDG
GANDEEVILLE, WV 25243

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

NICHOLAS ROBERTS
145 RED KNOB RDG
GANDEEVILLE, WV 25243

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

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

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 8282 32

(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
145 RED KNOB RDG
GANDEEVILLE, WV 25243



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$008.86⁰
02 4W
0000381984 AUG. 13. 2025

1521
8/15/25

AUG 25 2025 PM 1:12

NIXIE

152 FE 1

0008/23/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

955026000000000000

2524380029 152
253050000

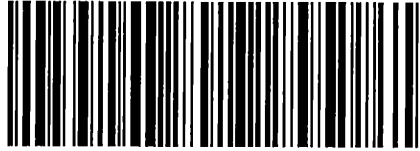
BC: 25305000999

*2271-05254-14-19



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 8282 25



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
902 PARKERSBURG RD
SPENCER, WV 25276

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
902 PARKERSBURG RD
SPENCER, WV 25276

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

NICHOLAS ROBERTS
902 PARKERSBURG RD
SPENCER, WV 25276

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

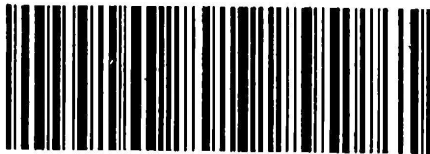
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE County, State of West Virginia

**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**

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 8282 25

(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
902 PARKERSBURG RD
SPENCER, WV 25276



US POSTAGESM PITNEY BOWES



ZIP 25305 \$ 008.86⁰
02 4W
0000381984 AUG. 13. 2025.

AUG 27 2025 AM 11:56

NIXIE

152 FE 1

0008/25/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

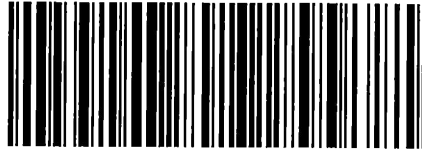
25276-1090-10
25305-0021

BC: 25305002139 *2271-05255-14-19



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 8282 63



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
2037 NOBLE RDG
REEDY, WV 25270-9547

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
2037 NOBLE RDG
REEDY, WV 25270-9547

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

NICHOLAS ROBERTS
2037 NOBLE RDG
REEDY, WV 25270-9547

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000421 , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

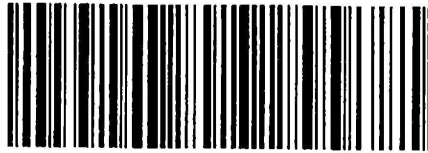
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE County, State of West Virginia

**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**

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 8282 63

(2024-C-000421-ROANE COUNTY-WVTB LLC)

NICHOLAS ROBERTS
2037 NOBLE RDG
REEDY, WV 25270-9547

UTF



US POSTAGE[®] FITNEY BOWES



ZIP 25305 \$008.86⁰
02 4W
0000381984 AUG. 13. 2025.

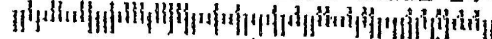
AUG 27 2025 AM 11:57

NIXIE 152 FE 1 0008/25/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

25270-9547 UTE
25305>0009

BC: 25305000999 *2271-05251-14-19



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



(2024-C-000421-ROANE COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No.** 2024-C-000421 , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

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



February 25, 2026

Dear 2024 C 421 ROANE COUNTY:

The following is in response to your request for proof of delivery on your item with the tracking number:
9214 8901 1251 3410 0004 2954 12.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 4, 2025, 10:16 am
Location:	SPENCER, WV 25276
Postal Product:	First-Class Mail®
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

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

ACCEPTED FOR
MAIL ADDRESS
2025 AUG 27 A 10:00
STATE OF WEST VIRGINIA
SECRETARY OF STATE

{F9F5005D-D9BD-4DE4-851693DB676ABFC4}[NTR LETTER]

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



(2024-C-000421-ROANE COUNTY-WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

To: NICHOLAS ROBERTS, NICHOLAS ROBERTS, NICHOLAS ROBERTS, STATE OF WEST VIRGINIA, NICHOLAS ROBERTS, 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



(2024-C-000421-ROANE COUNTY- WVTB LLC)

STATE OF WEST VIRGINIA - SECRETARY OF STATE
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276-1409

DISTRICT SPENCER MAP 35 PARCEL 0015 0003 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000421** , located in SPENCER District, 1.34 SUR SPRING CREEK which was returned delinquent or nonentered in the name of ROBERTS NICHOLAS T , and was sold by the deputy commissioner of delinquent and nonentered lands of ROANE County at the sale for the delinquent taxes on April 15, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after February 1, 2026, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before January 31, 2026 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 2023 - 31849 .	\$90.41
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 2024-30462 .	\$26.55
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$104.67
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$687.35
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$908.98

You may redeem at any time before January 31, 2026 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 August 13, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of ROANE 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



Kris 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

AUG 28 '25 AM 10:42

Control Number: 344273

Defendant: STATE OF WEST VIRGINIA
ROANE COUNTY MAGISTRATE
201 MAIN ST
SPENCER, WV 25276 US

County: State of West Virginia

Civil Action: NTR196627 2024-C-000421 ROANE

Certified Number: 92148901125134100004295412

Service Date: 8/27/2025

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,

A handwritten signature in black ink that reads "Kris Warner".

Kris Warner
Secretary of State

This instrument was presented to the Clerk of the County
Commission of Roane County, West Virginia: and the
same is admitted to record.

Teste: *Sara M McDonald* Clerk
Roane County Commission

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: Roane

Taxing District: Spencer

Tax Map No.(s): 35

Parcel(s): 0015 0003 0000

Assessor Account No: 74548401

Mineral ID#:

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

Grantee's Name: WVTB LLC

Phone No.: 304-389-4951

Mailing Address of New Owner: 18102 SENECA TRAIL, , MARLINTON, WV 24954-6840

Mailing Address for Tax Statements: Same as above

Most Recent Previous Deed Book No.: 0583 Page No.: 0245

Grantor's Source of Title: Delinquent or Nonentered Lands

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

(a) Real Estate:

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

Consideration / Value: \$184.98

Lot Size or Acreage Involved:

Estate(s) Transferred:

1.34 SUR SPRING CREEK Spencer District

Certification Number:

Roane 2024-C-000421

(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 conduct 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.:	\$ 2.75
New Deed Book Page No.:	047/7/2025
Date of Transaction:	03/23/2025

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: _____