

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

This deed made this 2nd day of December, 2025 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 \$1,800.00, 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
2024-C-000027	DIXON BOBBY & BRITTANY

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 Boone, bounded and described as follows:

CERT NUMBER	LEGAL DESCRIPTION	DISTRICT
2024-C-000027	LOT 80X200X80X200', SF., JAMES CR., POND FK,	Crook District

The undersigned hereby declares that the consideration paid for the conveyance is \$1,800.00.

Witness the following signature:

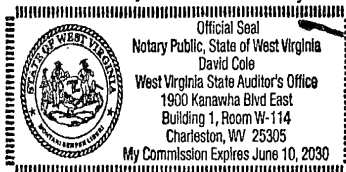
Christal G. Perry

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

State of West Virginia
County of Kanawha, to wit:

I, David Cole, a Notary Public in and for the County of Kanawha, and the State of West Virginia, do certify that Christal G. Perry, Appointee of the Honorable Mark A. Hunt, State Auditor, whose name is signed to the foregoing writing bearing the date of the 2nd day of December, 2025, has acknowledge the same before me in said County.

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



David Cole
David Cole
Notary Public

Boone County
Register Tonya, Clerk
Instrument 20250001973
12/09/2025 @ 11:24:04 AM
TX DEED
Book 348 @ Page 678
Pages Recorded 124
Recording Cost \$ 182.00
Transfer Tax \$ 11.00

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- 000027

BOONE COUNTY

COUNTY 01 CROOK

DISTRICT, WEST VIRGINIA

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

DISTRICT MAP PARCEL 01 44 0073 0002 0000 ACCOUNT # 00001363

YR TICKET	PERSON CHARGED WITH TAXES	DESCRIPTION
2023 0000000951	DIXON BOBBY & BRITTANY	LOT 80X200X80X200', SF., JAMES
	811 JAMES BR RD	CR., POND FK,
	WHARTON	WV 25208
	DELINQUENT TAXES	309.54
	INTEREST	23.22
	PUBLICATIONS & NOTICES	55.00
	CERT PUBLICATION	15.00
	SUBSEQUENT TAXES	AMOUNT
	2024 0000000948	332.61
	TOTAL	735.37

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

SHERIFF, COUNTY OF BOONE COUNTY

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: BOONE COUNTY 2024-C-000027

Memorandum of real estate sold in the county of BOONE on this 3rd day of April, 2025 by the Honorable Mark A. Hunt,
Auditor of the State of West Virginia.

Property Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

District: CROOK

Map: 44

Parcel: 0073 0002 0000

Taxpayer:

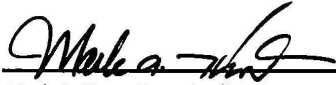
DIXON BOBBY & BRITTANY
811 JAMES BR RD
WHARTON, WV 25208

Delinquent Taxes: 2023 - 951	\$402.76
Interest on Delinquent Taxes	\$24.17
Subsequent Taxes: 2024-948	\$348.80
Back Taxes:	\$0.00
Certification Fee	\$25.25
Publication Fee	\$30.60
Auditor's Fee	\$61.42
Courthouse Facility Improvement Fund	\$10.00
Amount of Bid	\$1,800.00
Amount Due	\$903.00
Surplus	\$897.00

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 1, 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.

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$458.05

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-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 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
☒	☐	☒	☐	☐	☐	☐

BOBBY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208
USA

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

BRITTANY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208
USA

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

BOBBY DIXON
27473 POND FORK RD
BIM, WV 25021
USA

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

2024 JUN 14 PM 4:11

West Virginia State Auditor's Office
Notice to Redeem Form

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Address: 18102 SENECA TRAIL

City / State / Zip : MARLINTON, WV 24954-6840

Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 0000

BRITTANY DIXON

27473 POND FORK RD

BIM, WV 25021

USA

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

BOBBY DIXON

6077 SPRUCE RIVER RD

LOW GAP, WV 25130

USA

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

BRITTANY DIXON

6077 SPRUCE RIVER RD

LOW GAP, WV 25130

USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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CREDIT ACCEPTANCE CORPORATION

808 GREENBRIER ST

CHARLESTON, WV 25311

USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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2024 MAR 21 AM

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$458.05

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-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 0000

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

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

BOBBY DIXON
HC 78 BOX 5
BIM, WV 25021
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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BRITTANY DIXON
HC 78 BOX 5
BIM, WV 25021
USA

Certified Mail Only	Certified & Regular Mail	Publication	Personal Service	Secretary of State	Regular Mail Only to Occupant	Foreign Mail
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2024 JUN 21 AM

West Virginia State Auditor's Office
Notice to Redeem Form

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Phone: 304-389-4951 Alt. Phone:

Certification / Certificate Number: 2024-C-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 0000

BOBBY DIXON

PO BOX 234

TURTLE CREEK, WV 25203

USA

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

BRITTANY DIXON

PO BOX 234

TURTLE CREEK, WV 25203

USA

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

BOBBY DIXON

6077 SPRUCE RIVER RD

MADISON, WV 25130

USA

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

BRITTANY DIXON

6077 SPRUCE RIVER RD

MADISON, WV 25130

USA

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

2024 MAR 21 PM 4:11

West Virginia State Auditor's Office
Notice to Redeem Form

Total Cost: \$458.05

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-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 0000

☒	☐	☒	☐	☐	☐	☐
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BOBBY DIXON
701 MCKINLEY ST
WHARTON, WV 25208
USA

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

BRITTANY DIXON
701 MCKINLEY ST
WHARTON, WV 25208
USA

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

OCCUPANT
811 JAMES BRANCH RD
WHARTON, WV 25208
USA

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

2024 SEP 11 AM

West Virginia State Auditor's Office
Notice to Redeem Form

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Certification / Certificate Number: 2024-C-000027

County: BOONE COUNTY

Legal Description: LOT 80X200X80X200', SF., JAMES CR., POND FK,

Map: 44 Parcel: 0073 0002 0000

IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS

7940 KENTUCKY DRIVE

STOP 2850F

FLORENCE, KY 41042

USA

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

WV STATE TAX DEPARTMENT

PO BOX 229

CHARLESTON, WV 25321

USA

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

ST:TIM#SZ:1A00

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: DIXON BOBBY & BRITTANY

LOT 80X200X80X200', SF., JAMES CR., POND FK,
CROOK District
Boone County, West Virginia

Certificate No. 2024-C-000027 CIN CTS-03-2024-27

Dear Oak Hall,

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

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

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



ST:TW#52.1 AM

TITLE WORKSHEET



BOONE County - 03

Name(s) DIXON BOBBY & BRITTANY

CROOK Dist (01) Map 0044 Parcel 0073 Sub 0002SPLIT0000

Description LOT 80X200X80X200', SF., JAMES CR., POND FK,

TITLE WORK CODE: CTS-03-2024-27

PUT ON ALL ADDITIONAL PAGES

LANDBOOK 2024, 2023, 2022, 2020, 2019: DIXON BOBBY & BRITTANY Book/Page: 310/ 25 Tax Class: 2

LANDBOOK 2021: DIXON BOBBY & BRITTANY Book/Page: 310 / 25 Tax Class: 2

LANDBOOK 2018, 2017: PRICE FERRIS GENE JR & SHERRY LYNN HONEYCOTT Book/Page: W14/ 536 Tax Class: 3

LANDBOOK 2016, 2015: PRICE FERRIS GENE JR & SHERRY LYNN HONEYCOTT Book/Page: W14/ 536 Tax Class: 2

LANDBOOK 2014, 2013, 2012: VINT SANDRA LEE Book/Page: 264/ 198 Tax Class: 2

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

TRANSFERS	GRANTOR	GRANTEE
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04/30/2019	DIXON BOBBY LEE	DEATH 21/254
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GW JTWROS District CROOK Description 2 PARCELS AT JAMES CREEK, POND FORK, CROOK DIST. Consideration 30,000.00

02/21/2018	PRICE FERRIS GENE HONEYCUTT SHERRY LYNN	DEED 310/25	DIXON BOBBY DIXON BRITTANY (WIFE)
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Description LAST WILL & TESTAMENT DATE OF DEATH 8-12-2013

07/23/2014	VINT SANDRA LEE HONEYCUTT SHERRY LYNN	WILL 14/536
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JTWROS Description CROOK DISTRICT 3 PARCELS JAMES CREEK

08/19/2009	CROUSE PHILIP HONEYCUTT SHERRY L	DEED 264/198	VINT HERBERT E VINT SANDRA LEE
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Adverse Item Table	OC/FT	DT	Liens
DIXON BOBBY	DEATH-21-254		JUDGMENT-40-429 STATE TAX LIEN-15-677
DIXON BRITTANY (WIFE)			STATE TAX LIEN-15-677

REFERENCE ITEMS

all tracts back ref 264/198
no grantee addresses

03-DEED-310-25

HERBERT VINT PASSED 2009, TITLE VESTED IN SANDRA
SANDRA PASSED 2013, DEvised PROPERTY TO HER CHILDREN FERRIS GENE PRICE JR AND SHERRY LYNN HONEYCOTT W

DB-247-457,DB-239-221,DB-224-837,DB-224-640,DB-211-18,DB-193-684,DB-182-169,DB-179-584,DB-179-451,DB-179-448,DB-170-602,DB-160-286,DB-158-518,DB-153-732,DB-153-729,DB-151-229,DB-151-73,JUDGMENT-33-590,STATE TAX LIEN-13-289,STATE TAX LIEN-13-117,ASSIGNMENT-341-549,ASSIGNMENT-341-126,ASSIGNMENT-336-611,STATE TAX LIEN-11-742,ASSIGNMENT-324-507,JUDGMENT-25-894,DT-314-693,JUDGMENT-20-561,DT-283-300,DT-283-288,DT-280-381,JUDGMENT-15-802,DT-154-618,DT-

2024-03-27
11:11:11
C:\Users\user\Documents\CTS-03-2024-27

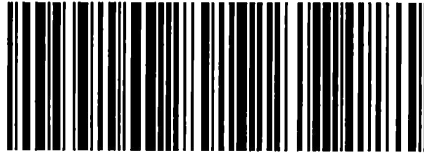
CTS-03-2024-27

126-735,DT-121-453,DT-120-78,RELEASE NO FEE-92-438,RELEASE NO FEE-87-605,RELEASE-86-335,RELEASE-79-231,RELEASE-73-673,RELEASE-71-135,RELEASE-67-768,RELEASE-57-789,RELEASE-45-564,RELEASE-44-737,RELEASE-39-595,SUBSTITUTE OF TRUSTEE-324-508,SUBSTITUTE OF TRUSTEE-358-42,REPORT OF SALE-11-364,RELEASE OF LIENS-32-666

RECEIVED
SEP 11 1994

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 7448 15



(2024-C-000027-BOONE COUNTY-WVTB LLC)

COAL VALLEY NEWS
347 BRALEY ROAD
HUNTINGTON, WV 25705

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

COAL VALLEY NEWS
347 BRALEY ROAD
HUNTINGTON, WV 25705

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

COAL VALLEY NEWS
347 BRALEY ROAD
HUNTINGTON, WV 25705

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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



(2024-C-000027-BOONE COUNTY-WVTB LLC)

OCCUPANT - REGULAR MAIL
811 JAMES BRANCH RD
WHARTON, WV 25208

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

OCCUPANT - REGULAR MAIL
811 JAMES BRANCH RD
WHARTON, WV 25208

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

OCCUPANT - REGULAR MAIL
811 JAMES BRANCH RD
WHARTON, WV 25208

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Subsequent of taxes paid on the property, with interest to for tax year 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 06/02/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7448 15. Our records indicate that this item was delivered on 05/30/2025 at 01:44 p.m. in HUNTINGTON, WV 25705. The scanned image of the recipient information is provided below.

Signature of Recipient :

[Handwritten signature]
E. Queen

Address of Recipient :

347
D. Ray Rd

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.

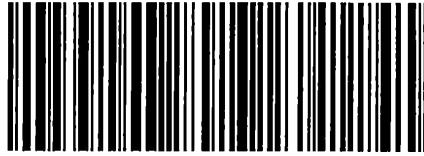
Sincerely,
United States Postal Service

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-000027 BOONE

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 7415 00



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
HC 78 BOX 5
BIM, WV 25021

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
HC 78 BOX 5
BIM, WV 25021

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
HC 78 BOX 5
BIM, WV 25021

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

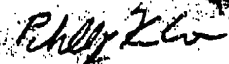


Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 00. Our records indicate that this item was delivered on 06/20/2025 at 05:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

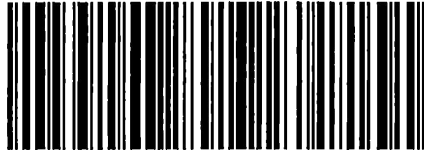
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE

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 7415 17



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
HC 78 BOX 5
BIM, WV 25021

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
HC 78 BOX 5
BIM, WV 25021

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
HC 78 BOX 5
BIM, WV 25021

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 17. Our records indicate that this item was delivered on 06/20/2025 at 05:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

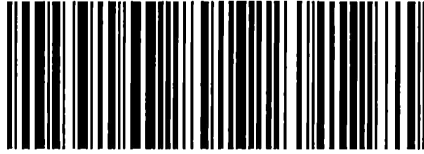
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE

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 7415 48



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

{51E9DDB8-9056-434E-880E6DC17110BCDA}[INTR 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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

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



UNITED STATES
POSTAL SERVICE

Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 48. Our records indicate that this item was delivered on 06/20/2025 at 05:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

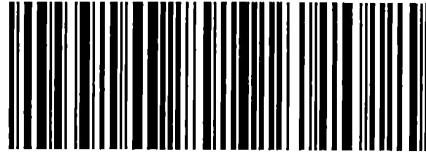
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE

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 7415 62



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

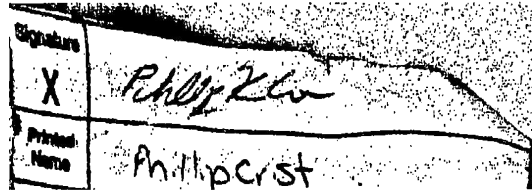


Date Produced: 06/23/2025

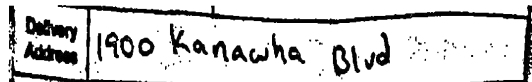
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 62. Our records indicate that this item was delivered on 06/21/2025 at 05:59 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-000027 BOONE



Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 62. Our records indicate that this item was delivered on 06/20/2025 at 10:37 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	<i>Phillip Crist</i>
X	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE



Date Produced: 06/30/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7407 32. Our records indicate that this item was delivered on 06/24/2025 at 06:20 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

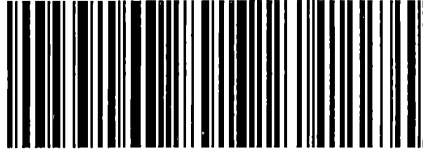
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000027 BOONE

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 7415 31



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON

PO BOX 234

TURTLE CREEK, WV 25203

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2025 will be as follows:

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Given under my hand May 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 07/21/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 31. Our records indicate that this item was delivered on 07/18/2025 at 05:15 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

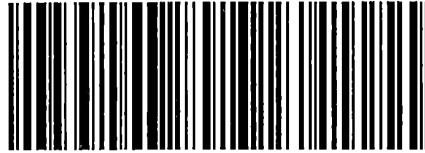
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000027 BOONE

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 7415 55



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

{51E9DDB8-9056-434E-880E6DC17110BCDA}[INTR 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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

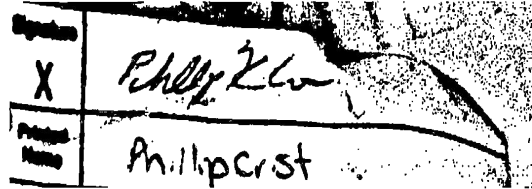


Date Produced: 09/29/2025

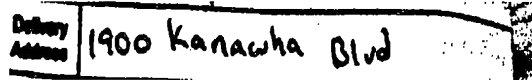
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7415 55. Our records indicate that this item was delivered on 09/24/2025 at 05:17 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.

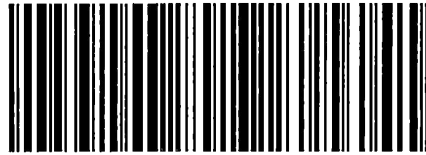
Sincerely,
United States Postal Service

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-000027 BOONE

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 7420 64



(2024-C-000027-BOONE COUNTY-WVTB LLC)
IRS, ATTN: ADVISORY CONSOLIDATED RECEIPTS
7940 KENTUCKY DRIVE
STOP 2850F
FLORENCE, KY 41042

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

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

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

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

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2025 will be as follows:

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Given under my hand May 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 06/09/2025

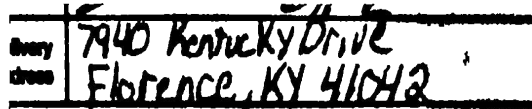
STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7420 64. Our records indicate that this item was delivered on 06/02/2025 at 11:00 a.m. in FLORENCE, KY 41042. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature of Recipient : 
David W Stone
JUL 12 - 11:00 AM '25

Address of Recipient :

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.

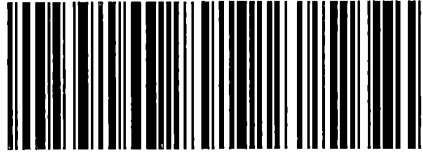
Sincerely,
United States Postal Service

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-000027 BOONE

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 7420 57



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2025 will be as follows:

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Given under my hand May 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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 7420 57. Our records indicate that this item was delivered on 08/11/2025 at 06:19 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

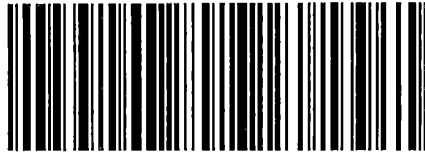
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000027 BOONE

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 7414 94



(2024-C-000027-BOONE COUNTY-WVTB LLC)

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

{51E9DDB8-9056-434E-880E6DC17110BCDA}{INTR 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-000027-BOONE COUNTY-WVTB LLC)

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

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

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

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 31, 2025 will be as follows:

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Given under my hand May 27, 2025

Christal G. Perry

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

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

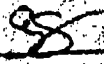


Date Produced: 06/02/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7414 94. Our records indicate that this item was delivered on 05/30/2025 at 05:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Amers

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.

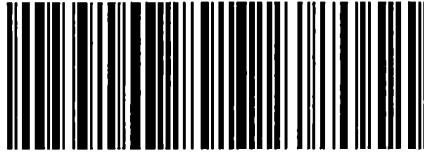
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000027 BOONE

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 7407 56



(2024-C-000027-BOONE COUNTY-WVTB LLC)

CREDIT ACCEPTANCE CORPORATION
808 GREENBRIER ST
CHARLESTON, WV 25311

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

CREDIT ACCEPTANCE CORPORATION
808 GREENBRIER ST
CHARLESTON, WV 25311

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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



(2024-C-000027-BOONE COUNTY- WVTB LLC)

CREDIT ACCEPTANCE CORPORATION
808 GREENBRIER ST
CHARLESTON, WV 25311

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Christal G. Perry

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

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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**



**UNITED STATES
POSTAL SERVICE.**

Date Produced: 06/02/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7407 56. Our records indicate that this item was delivered on 05/30/2025 at 12:50 p.m. in CHARLESTON, WV 25311. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "Anthony" followed by a stylized surname, written over a horizontal line.

Address of Recipient :

**808 GREENBRIER ST,
CHARLESTON, WV 25311**

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

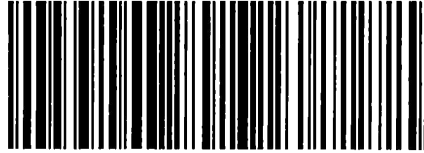
Sincerely,
United States Postal Service

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Customer Reference Number: 2024-C-000027 BOONE

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 7407 01



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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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(2024-C-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
Back tax tickets, with interest, and charges due on the date of certification for ticket number	\$0.00
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Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE 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: 06/02/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7407 01. Our records indicate that this item was delivered on 05/30/2025 at 11:48 a.m. in WHARTON, WV 25208. The scanned image of the recipient information is provided below.

Signature of Recipient :

Tyler Dixon

Tyler Dixon

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.

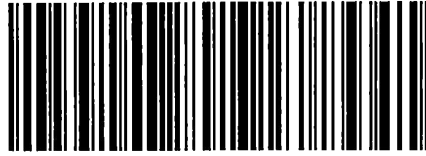
Sincerely,
United States Postal Service

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-000027 BOONE

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 7406 95



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
811 JAMES BRANCH RD
WHARTON, WV 25208

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Given under my hand May 27, 2025

Christal G. Perry

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

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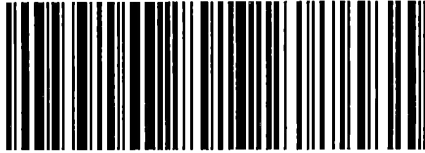
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Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 49



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

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1900 Kanawha Boulevard East
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(2024-C-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
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LOW GAP, WV 25130

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Given under my hand May 27, 2025

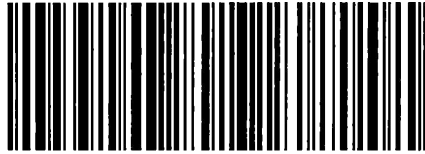
Christal G. Perry

Christal G. Perry
Deputy Commissioner of Delinquent and
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 25



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
27473 POND FORK RD
BIM, WV 25021

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
27473 POND FORK RD
BIM, WV 25021

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2024-C-000027-BOONE COUNTY- WVTB LLC)

BRITTANY DIXON
27473 POND FORK RD
BIM, WV 25021

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7407 25. Our records indicate that this item was delivered on 06/20/2025 at 05:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

Delivery Address	1900 Kanawha Blvd
------------------	-------------------

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

Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE

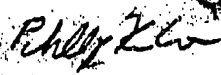


Date Produced: 06/23/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7407 49. Our records indicate that this item was delivered on 06/20/2025 at 05:56 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
Printed Name	Phillip Crist

Address of Recipient :

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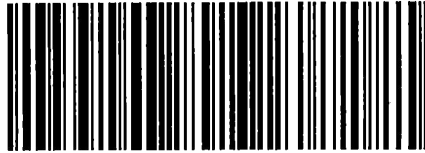
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West Virginia State Auditor's
Office County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 18



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
27473 POND FORK RD
BIM, WV 25021

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
27473 POND FORK RD
BIM, WV 25021

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

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County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
Charleston, West Virginia 25305



(2024-C-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
27473 POND FORK RD
BIM, WV 25021

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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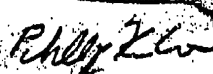


Date Produced: 06/23/2025

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Signature	
Printed Name	Phillip Crist

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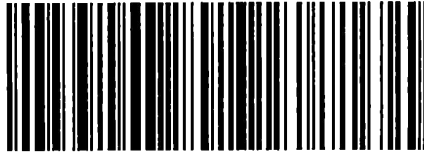
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Office County Collections Division
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Charleston, West Virginia 25305

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 32



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130

{51E9DDB8-9056-434E-880E6DC17110BCDA}[NTR LETTER]

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



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

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(2024-C-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
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DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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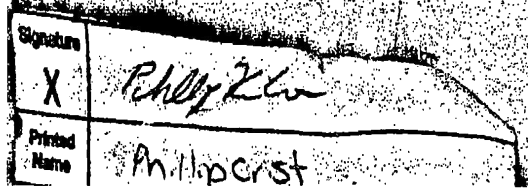


Date Produced: 06/30/2025

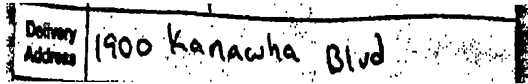
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Signature of Recipient :



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.

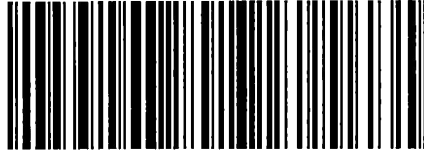
Sincerely,
United States Postal Service

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-000027 BOONE

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 7420 71



(2024-C-000027-BOONE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

WV STATE TAX DEPARTMENT
PO BOX 229
CHARLESTON, WV 25321

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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

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



UNITED STATES
POSTAL SERVICE™

Date Produced: 06/02/2025

STATE OF WEST VIRGINIA AUDITORS OFFICE:

The following is the delivery information for Certified Mail™/RRE item number 9414 8091 0924 9001 7420 71. Our records indicate that this item was delivered on 05/30/2025 at 05:52 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

TAX action	
Signature	
Printed Name	Elizabeth Ayers

Address of Recipient :

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

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

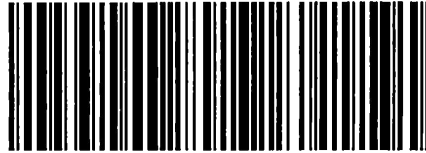
Sincerely,
United States Postal Service

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

Customer Reference Number: 2024-C-000027 BOONE

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 7415 24



(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

BOBBY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200' , SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

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Given under my hand May 27, 2025

Christal G. Perry

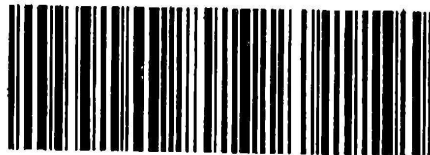
Christal G. Perry
Deputy Commissioner of Delinquent and
Nonentered Lands of BOONE County, State of West Virginia

**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 7415 24

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
PO BOX 234
TURTLE CREEK, WV 25203

US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 MAY. 28. 2025

JUL 16 '25 AM 11:04

NIXIE 152 DE 1 0007/13/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

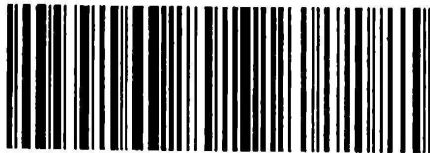
EC: 25305002138 *1171-00563-29-20



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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 18

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
27473 POND FORK RD
BIM, WV 25021

CHARLESTON WV 25305

MAY 20 2025 AM 11



US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 MAY. 28. 2025

JUN 23 '25 PM 12:40

NIXIE 152 FE 1 0006/15/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305002139 *0671-01747-29-16

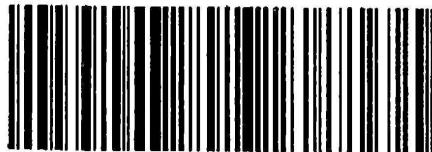


25305002139

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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7407 32

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130



US POSTAGE™ PTNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 MAY. 28. 2025.

JUN 24 '25 AM 10:14

NIXIE 152 CE 1 0206/19/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 25305

*0671-01822-29-16



9325069677345336

25130-999955

CERTIFIED MAIL™

CHARLESTON WV 25305

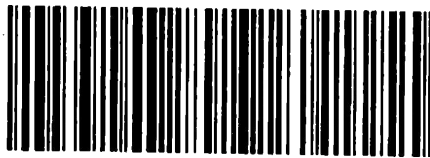
29 MAY 2025AM 2 15

US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 MAY. 28. 2025

USPS CERTIFIED MAIL



9414 8091 0924 9001 7415 55

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

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

SEP 24 '25 AM 10:55

NIXIE 152 CE 1 0206/19/25

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INSUFFICIENT ADDRESS
UNABLE TO FORWARD

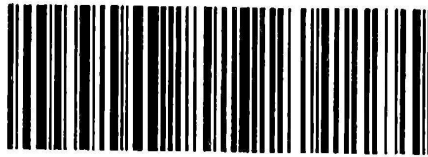
MANUAL PROC REQ. *1171-09015-29-20

251509905999

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 7415 31

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
PO BOX 234
TURTLE CREEK, WV 25203



JUL 18 2025 11:08

NIXIE 152 FE 1 0007/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 25305000999 *0671-01994-29-16

6WP
2525305000999



CERTIFIED MAIL™

CHARLESTON WV 25305

25AM 2

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 7420 57

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

US POSTAGE PAID BY PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 MAY. 28. 2025.

AUG 12 2025 AM 8:50

NIXIE 152 DE 1 0008/06/25

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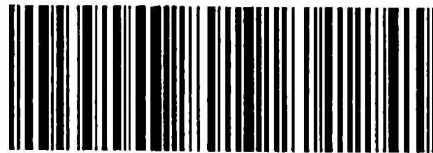
25208-250101

CERTIFIED MAIL™

29 MAY 2025AM 1 L

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 7415 00

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
HC 78 BOX 5
BIM, WV 25021

WTF



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 MAY. 28. 2025.

JUN 23 '25 PM 12:40

NIXIE 152 FE 1 0006/15/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

077
25228-050055

BC: 25305002139 *0671-02455-29-15

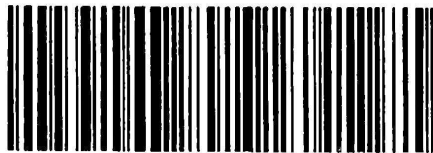


CERTIFIED MAIL™

29 MAY 2025AM 2 15

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 7415 48

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
6077 SPRUCE RIVER RD
MADISON, WV 25130

US POSTAGE PAID BY ADDRESSEE



ZIP 25305 \$008.16⁰⁰
02 4W
0000381984 MAY. 28. 2025

JUN 29 '25 PM 12:40

NIXIE 152 DE 1 0006/15/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

25120-015023

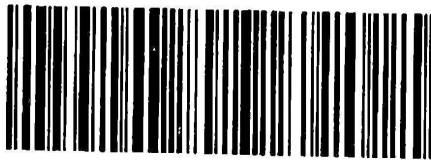
BC: 25305002139 *1171-08895-29-20



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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

USPS CERTIFIED MAIL



9414 8091 0924 9001 7415 62

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BOBBY DIXON
701 MCKINLEY ST
WHARTON, WV 25208

CHARLESTON WV 25305
29 JUN 2025 AM 11



US POSTAGE PAID PITNEY BOWES



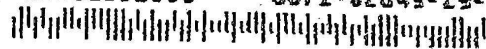
ZIP 25305 \$008.16⁰
02 4W
0000381984 MAY. 28. 2025

JUN 23 '25 PM 12:36

NIXIE 152 DE 1 0006/15/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 25301251000 *0671-02849-29-16

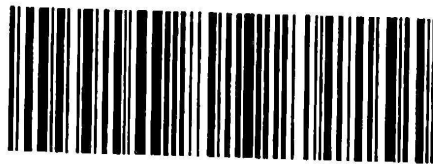


25208-000027

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 7415 17

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
HC 78 BOX 5
BIM, WV 25021

UTP

CHARLESTON WV 25305
JUN 23 2025 PM 11:36



US POSTAGE™ PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 MAY. 28. 2025.

JUN 23 '25 PM 12:36

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152 FE 1

0006/15/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9326889277348398

UTP

BC: 25305000999

*0671-02171-29-16

25305000999



CERTIFIED MAIL™

CHARLESTON WV 25301

29 MAY 2025AM 1 L

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 7407 25

(2024-C-000027-BOONE COUNTY-WVTB LLC)

BRITTANY DIXON
27473 POND FORK RD
BIM, WV 25021

US POSTAGE™ PITNEY BOWES



ZIP 25305 \$ 008.16⁰
02 4W
0000381984 MAY. 28. 2025

JUN 23 '25 PM 12:40

NIXIE 152 FE 1 0006/15/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2502530512021

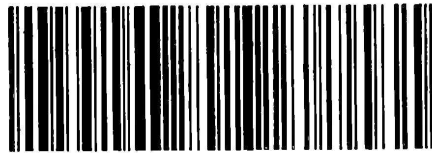
BC: 25305002139 *0671-01810-29-16



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 7407 49

(2024-C-000027-BOONE COUNTY-WVTB LLC)
BRITTANY DIXON
6077 SPRUCE RIVER RD
LOW GAP, WV 25130



US POSTAGE PAID PITNEY BOWES



ZIP 25305 \$008.16⁰
02 4W
0000381984 MAY. 28. 2025

JUN 23 '25 PM 12:40

NIXIE 152 DE 1 0006/15/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

1A
25305050021

BC: 25305002139 *1771-01459-29-25



Ad Number 275422
HD Media Co LLC
946 5th ave
Huntington WV. 25701

Boone
24-C-27

Affidavit of Legal Publication and Posting

STATE OF WEST VIRGINIA

COUNTY OF Boone, TO-WIT

I Chyan Lewis, Classified Advertising

Representative of Coal Valley News, a newspaper
published in the county of Boone, West Virginia, hereby
certify that the annexed publication was inserted in said
newspaper _____

The cost of publishing said annexed advertisement
as aforesaid was \$ 161.20

Commencing On: 06/11/2025

Ending On: 06/25/2025

Given under my hand this day 06/25/2025

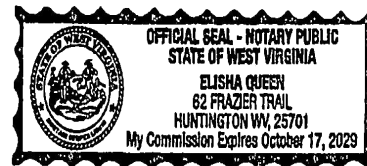
Sworn to and subscribed before me 06/25/2025
at Madison, Boone County, West Virginia

Elisha Queen

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

MY COMMISSION EXPIRES: October 17, 2029

Chyan Lewis



JUL 7 2025 AM 11:44

**NOTICE OF
REDEMPTION****CERT NO.**
2024-C000027**BOONE COUNTY****WV TB LLC**

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

DISTRICT CROOK**MAP 44****PARCEL 0073 0002 0000**

You will take notice that WV TB LLC, the purchaser of the following real estate, **Cert No. 2024-C000027**, located in CROOK District, LOT 80X200X80X200, SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY, and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WV TB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023-951. **\$451.09**

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 2024-948. **\$369.00**

Additional taxes with interest. **\$0.00**

Auditor's Certification, Publication, and Redemption fee plus interest. **\$209.15**

Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest. **\$1,010.95**

Additional Statutory Fees with Interest. **\$0.00**

Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check. **\$2,040.19**

You may redeem at any time before October 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 May 27, 2025

Acc.Id: 251847
Name: OFFICE OF STATE AUDITOR
Phone: 304-558-2262
Address: 1900 KANAWHA BLVD E # 1
City: CHARLESTON
State: WV
Postcode: 25305
Class: 9010 Legal Notices
Edition: CVN CVN CVN
Start: 06/11/2025
Stop: 06/25/2025
Issues: 3
Units: 104.0
Order ID: HC 275422
TFN: C
TFN cycle:
Rep: EQUEEN
Status: OK
Source: ML
Paytype: BI
Rate: LG
Cost EXC: 161.20
GST:
Tax: 0.00
Total Charge: 161.20
Printed on: 06/05/2025 09:10:36
Printed by: CHEYLANL

JUL 7 2025 AM 11:44

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

LH275422
06-11,18,25,2025

JUL 7 2025 AM 11:44

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



(2024-C-000027-BOONE COUNTY-WVTB LLC)
CREDIT ACCEPTANCE CORPORATION - SECRETARY OF STATE
808 GREENBRIER ST
CHARLESTON, WV 25311

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

CREDIT ACCEPTANCE CORPORATION - SECRETARY OF STATE
808 GREENBRIER ST
CHARLESTON, WV 25311

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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



(2024-C-000027-BOONE COUNTY- WVTB LLC)

CREDIT ACCEPTANCE CORPORATION - SECRETARY OF STATE
808 GREENBRIER ST
CHARLESTON, WV 25311

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

You will take notice that WVTB LLC , the purchaser of the following real estate, **Cert No. 2024-C-000027** , located in CROOK District, LOT 80X200X80X200', SF., JAMES CR., POND FK, which was returned delinquent or nonentered in the name of DIXON BOBBY & BRITTANY , and was sold by the deputy commissioner of delinquent and nonentered lands of BOONE County at the sale for the delinquent taxes on April 3, 2025. WVTB LLC requests that you be notified a deed for such real estate will be made on or after November 1, 2025, as provided by law, unless before that day you redeem such real estate. The amount needed to redeem on or before October 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 2023 - 951 .	\$451.09
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 2024-948 .	\$369.00
Additional taxes with interest.	\$0.00
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.15
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.95
Additional Statutory Fees with Interest.	\$0.00
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.19

You may redeem at any time before October 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 May 27, 2025

Christal G. Perry

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



(2024-C-000027-BOONE COUNTY-WVTB LLC)
CREDIT ACCEPTANCE CORPORATION - SECRETARY OF STATE
808 GREENBRIER ST
CHARLESTON, WV 25311

NOTED FOR
CREDIT
2025 JUN 10 AM 10:00
OFFICE OF WEST VIRGINIA

{51E9DDB8-9056-434E-880E6DC17110BCDA}[NTR LETTER]

West Virginia State Auditor's Office
County Collections Division
1900 Kanawha Boulevard East
Building 1 Room W-114
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(2024-C-000027-BOONE COUNTY-WVTB LLC)

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808 GREENBRIER ST
CHARLESTON, WV 25311

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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.

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(2024-C-000027-BOONE COUNTY- WVTB LLC)

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808 GREENBRIER ST
CHARLESTON, WV 25311

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Given under my hand May 27, 2025

Christal G. Perry

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

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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

Control Number: 341448

Defendant: CREDIT ACCEPTANCE
CORPORATION
808 GREENBRIER STREET
Charleston, WV 25311 US

Agent: Corporation Service Company

County: State of West Virginia

Civil Action: NTR195256 2024-C-000027 BOONE

Certified Number: 92148901125134100004264463

Service Date: 6/10/2025

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 the name and on behalf of your corporation.

Please note that this office has no connection whatsoever with the enclosed documents other than to accept service of process in the name and on behalf of your corporation 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

JUN 12 '25 AM 11:25



Date Produced: 06/16/2025

WEST VIRGINIA SECRETARY OF STATE:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 1251 3410 0004 2644 63. Our records indicate that this item was delivered on 06/13/2025 at 01:30 p.m. in CHARLESTON, WV 25311. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, followed by the initials "B R B" also in black ink.

Address of Recipient :

**808 GREENBRIER ST,
CHARLESTON, WV 25311**

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-27 BOONE COUNTY

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



(2024-C-000027-BOONE COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

{51E9DDB8-9056-434E-880E6DC17110BCDA}[INTR 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-000027-BOONE COUNTY-WVTB LLC)

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

To: BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, CREDIT ACCEPTANCE CORPORATION, STATE OF WEST VIRGINIA, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, BOBBY DIXON, BRITTANY DIXON, 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-000027-BOONE COUNTY- WVTB LLC)

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

DISTRICT CROOK MAP 44 PARCEL 0073 0002 0000

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Given under my hand May 27, 2025

Christal G. Perry

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

**Please return this letter and payment to the
West Virginia State Auditor's Office, County Collections
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Charleston, West Virginia 25305
Questions, please call 1-888-509-6568**

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Office County Collections Division
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(2024-C-000027-BOONE COUNTY-WVTB LLC)
STATE OF WEST VIRGINIA - SECRETARY OF STATE
STATE TAX DEPARTMENT
COMPLIANCE DIVISION, AMU
PO BOX 229
CHARLESTON, WV 25321-0229

APPROVED FOR
RECORDING
2025 JUN 10 A 10:00
OFFICE OF THE
SECRETARY OF STATE
STATE OF WEST VIRGINIA

{51E9DDB8-9056-434E-880E6DC17110BCDA}[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-000027-BOONE COUNTY-WVTB LLC)

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

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STATE TAX DEPARTMENT
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Additional taxes with interest.	\$0.0
Auditor's Certification, Publication, and Redemption fee plus interest.	\$209.1
Amount paid for Title Examination, notice to redeem, publication, personal service, Secretary of State with interest.	\$1,010.9
Additional Statutory Fees with Interest.	\$0.0
Total Amount Due and Payable to WV State Auditor - cashier check, money order, certified or personal check.	\$2,040.1

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Given under my hand May 27, 2025

Christal G. Perry

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

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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

Control Number: 341449

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

County: State of West Virginia

Civil Action: NTR195257 2024-C-000027 BOONE

Certified Number: 92148901125134100004264470

Service Date: 6/10/2025

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

JUN 12 '25 11:25



Date Produced: 06/23/2025

WEST VIRGINIA SECRETARY OF STATE:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 1251 3410 0004 2644 70. Our records indicate that this item was delivered on 06/18/2025 at 05:50 a.m. in CHARLESTON, WV 25301. The scanned image of the recipient information is provided below.

Signature of Recipient :

Signature	
	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

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Customer Reference Number: 2024-C-27 BOONE COUNTY